

WORK SESSION: A work session will be held at 5:30 p.m. The City Council will be taking a field trip to the Amenti Property located on the South West Corner of Clark Lane and 1100 west. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, October 1, 2013, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

7:05 Executive Summary for Planning Commission held September 17, 2013

PUBLIC HEARINGS:

7:10 Regulating Plan Amendment

7:20 Building Height in RMU Zone

7:35 Avenues at Station Park Schematic Plan

7:50 Bell Estates Schematic Plan

8:00 Villa Susanna Schematic Plan

PRESENTATION OF PETITIONS AND REQUESTS:

8:10 Proposal to Supply Lagoon Water Park with Community Center Well

8:25 Proposed Tanner Property Annexation

SUMMARY ACTION:

8:35 Minute Motion Approving Summary Action List

1. Approval of Minutes from September 3, 2013 and September 17, 2013
2. Re-Approval of a Plat Amendment for Farmington Hills East Plat B
3. Maverik Hold Harmless Agreement
4. Farmington Station Plat Amendment
5. Request for Exemption from Curbside Recycling Program

NEW BUSINESS:

8:40 Microsurfacing and Restriping of Park Lane

8:50 Extension of Farmington Ranches Trail

8:55 Procedure Changes for Code Enforcement for Cleaning of Real Property
(Discussion Only)

GOVERNING BODY REPORTS:

9:05 City Manager Report

1. August Activity Reports for Police and Fire

9:10 Mayor Harbertson & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 24th day of September, 2013.

FARMINGTON CITY CORPORATION

By: Holly Gadd
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that City Council Member John Bilton give the invocation/opening comments to the meeting and it is requested that City Council Member Jim Young lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

S U B J E C T: Executive Summary for Planning Commission held September 17, 2013

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

See enclosed staff report prepared by Eric Anderson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Planning Intern

Date: September 23, 2013

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON
SEPTEMBER 17, 2013

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on September 17, 2013 [note: four commissioners attended the meeting— Bob Murri, Kris Kaufman, Brett Anderson, Mack McDonald, and Alternate Rebecca Wayment]:

1. Jerry Preston (Public Hearing) – Applicant is requesting a recommendation for Plat Amendment approval for Bell Estates (2 lots) on 1.33 acres located at 744 South Country Lane in an AE zone. (S-11-13)

Voted to recommend that the City Council approve the Plat Amendment with additional conditions. (see minutes included in City Council Staff Report for September 17th).

Vote: 5-0

2. Frank McCullough/Alan Bruun (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Villa Susanna Conservation Subdivision (3 lots) on .88 acres located at the northeast corner of 1400 North and Main Street in an LR-F zone. (S-14-13)

Voted to recommend that the City Council approve the Schematic Plan with additional conditions. (see minutes included in City Council Staff Report for September 17th).

Vote: 4-1. (Note: Commissioner Mack McDonald was dissenting vote.)

3. Henry Walker Homes – Applicant is requesting a recommendation for Schematic Plan approval for The Village at Station Park subdivision (128 lots) on 12.11 acres located at the northwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)

Voted to table this item until issues with the public improvements conflicting with the gas-lines could be resolved. (see minutes included in City Council Staff Report for September 17th).

Vote 5-0

4. Henry Walker Homes (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance regarding proposed changes to the building height requirement in the RMU zone. (ZT-4-13)

Voted to recommend that the City Council approve the Text Amendment to Chapter 18 of the Zoning Ordinance with additional conditions. (see minutes included in City Council Staff Report for September 17th).

Vote: 5-0

Respectfully Submitted



Eric Anderson
Planning Intern

Review & Concur



Dave Millheim
City Manager

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

PUBLIC HEARING: Regulating Plan Amendment

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Adopt the enclosed ordinance amending the Regulating Plan, which plan is codified as part of Chapter 18 of the Zoning Ordinance, pursuant to the recommendation and findings approved by the Planning Commission as set forth in the attached staff report dated August 15, 2013.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 19, 2013

SUBJECT: **REGULATING PLAN AMENDMENT**

RECOMMENDATION

Hold a public hearing and adopt the enclosed ordinance amending the Regulating Plan, which plan is codified as part of Chapter 18 of the Zoning Ordinance, pursuant to the recommendation and findings approved by the Planning Commission at set forth in the attached staff report dated August 15, 2013.

BACKGROUND

The proposed amendments to the Regulating Plan represent an effort to provide a street pattern for the mixed use areas in west Farmington consistent with the guidelines set forth in Chapter 18 of the Zoning Ordinance, while at the same time honoring north/south and east/west property lines and southeast/northwest and southwest/northeast major transportation facilities. Previously the City Council reviewed the issues related to this item and provided favorable comments encouraging staff to pursue such amendments respecting both property lines and existing railroad and major street patterns. Staff met with each property in the affected area individually and as a group. The proposed amended Regulating Plan (see enclosure) incorporates property owner feedback and represents a culmination of this effort. Since then, the University of Utah purchased the Tod Jones property. The Council considered this item on September 17th, but continued the public hearing to October 1st to better inform affected property owners of the proposed amendment.

Supplemental Information

1. Enabling Ordinances Referenced Above, including the proposed Amended Regulating Plan.
2. Existing Regulating Plan
3. Planning Commission Staff Report, August 15, 2013.
4. Letter from The Haws Companies, August 1, 2013.

Respectfully Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2013 -

**AN ORDINANCE AMENDING THE REGULATING PLAN
SET FORTH IN CHAPTER 18 OF THE ZONING
ORDINANCE.**

WHEREAS, the Planning Commission has held a public hearing in which the proposed the Regulating Plan of Chapter 18 of the Zoning Ordinance was thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. The Regulating Plan, which is as an exhibit to, and is part of, Chapter 18 of the Farmington City Zoning Ordinance, is hereby amended as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 1st day of October, 2013.

FARMINGTON CITY

Scott C. Harbertson, Mayor

ATTEST:

Holly Gadd, City Recorder

Exhibit "A"

West Farmington Mixed-Use District Regulating Street Plan

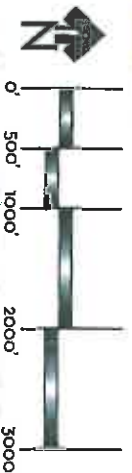
Legend

Street Network

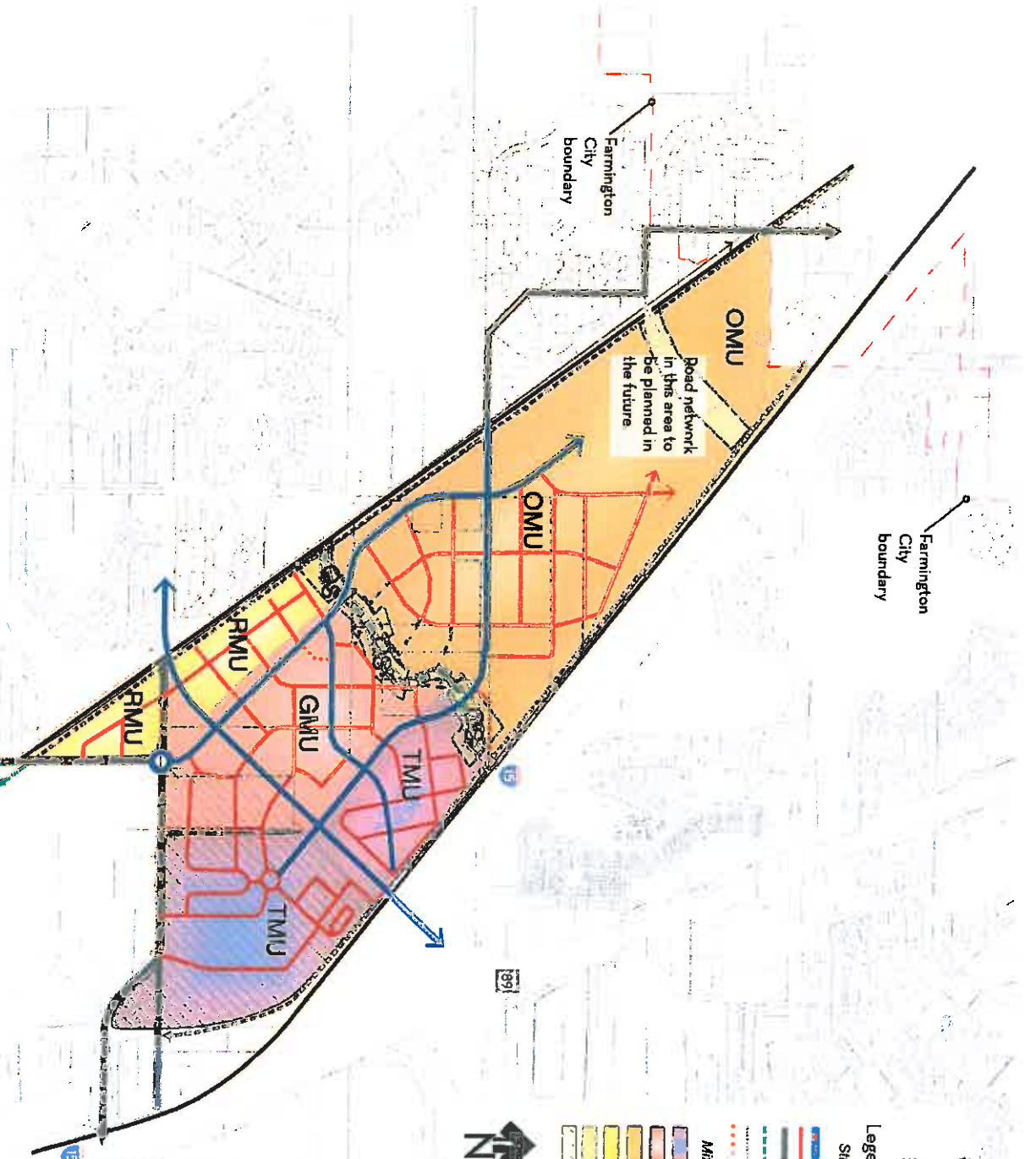
- Proposed Principal Road, approx. 64 ft. ROW curb to curb; 2 travel lanes, center median
- Proposed Neighborhood Road, approx. 28 - 32 ft. ROW curb to curb, 2 travel lanes
- Existing Local/Collector Road (Burke Lane, Clark Lane, 1225 West)
- Planned or Proposed Pedestrian Pathway
- Approachway 100 ft. Riparian Corridor Boundary - Sheppard Creek
- Proposed Connector Road

Mixed-Use Districts

- Township Mixed-Use District (TMU)
- General Mixed-Use District (GMLU)
- Office Mixed-Use District (OMU)
- Residential Mixed-Use District (RMU)
- Open Space Mixed-Use District (OS)
- Station Park *



* Development of the Station Park area shall be governed by the terms of that certain Development Agreement, dated and to be executed between Farmington City and Station Park Commercial LLC (the "Station Park Development Agreement"), which shall be subject to the terms of the Station Park Development Agreement. The Station Park Development Agreement was adopted by the Farmington City Council on January 27, 2007. The Station Park Development Agreement contains all applicable development standards and approval processes for the Station Park development. The Station Park Development Agreement shall be subject to the terms of the Station Park Development Agreement. The Station Park Development Agreement shall be subject to the terms of the Station Park Development Agreement. The Station Park Development Agreement shall be subject to the terms of the Station Park Development Agreement.



Farmington TOD Regulating Plan

Street Network

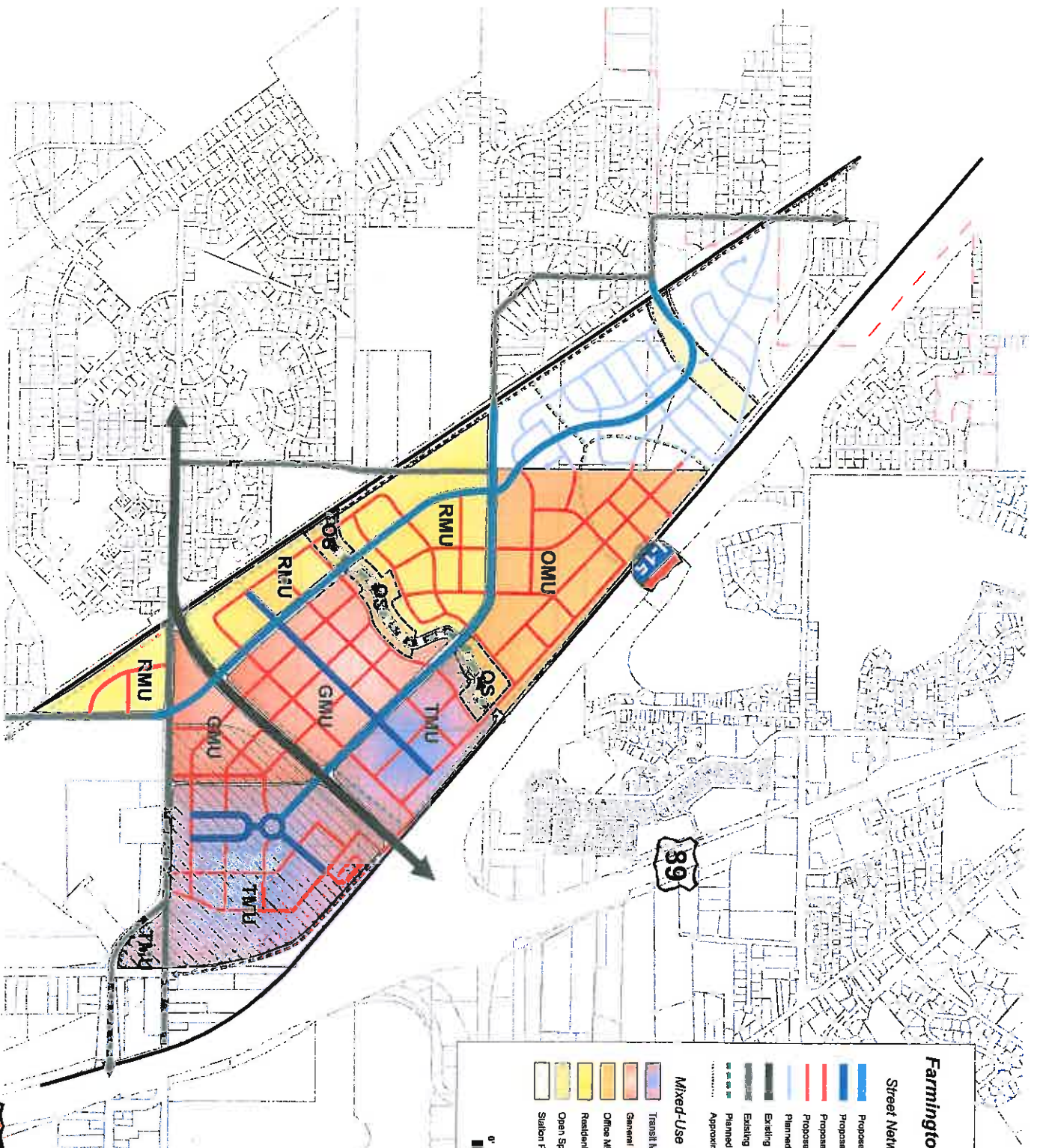
- Proposed Principal Road, approx. 84 ft. ROW curb to curb, 2 travel lanes, center median
- Proposed Promenade Road, approx. 84 ft. ROW curb to curb, 2 travel lanes, center median
- Proposed Neighborhood Road, approx. 28 - 32 ft. ROW curb to curb, 2 travel lanes
- Proposed Rail Access Road, approx. 16 to 22 ft. ROW curb to curb
- Planned Local Roads, Woodside Home Development
- Existing Arterial Road (Park Lane, Shepard Lane)
- Existing Local/Collector Road (Burke Lane, Clark Lane, 1525 West)
- Planned or Proposed Freeway
- Approximate 100 ft. Riverway Corridor Boundary - Shepard Creek

Mixed-Use Districts

- Transit Mixed-Use District (TMU)
- General Mixed-Use District (GMU)
- Office Mixed-Use District (OMU)
- Residential Mixed-Use District (RMU)
- Open Space Mixed-Use District (OS)
- Station Park *



* Development of the Station Park area shall be governed by the terms of the certain Development Agreement entered into between Farmington City and Station Park Co., LLC (the Station Park Development Agreement), which the City pursuant to the provisions of Title 11, Chapter 18 of the Zoning Ordinance in existence on January 27, 2007. The Station Park Development Agreement contains all applicable development standards and approval processes for the Station Park Development. Farmington City ordinances apply to the Station Park area only after termination of the Station Park Development Agreement and then only to the extent not inconsistent with any continuing rights granted by the Station Park Development Agreement.





Planning Commission Staff Report August 15, 2013

Item 7: Proposed Amendment to the Regulating Plan

Public Hearing:	Yes
Application No.:	ZT-2-13
Property Address:	Mixed use area west of I-15
General Plan Designation:	Class A Business Park, Transportation Mixed Use, and Public/Private Recreation Open Space and or Parks Very Low Density
Zoning Designation:	N/A
Area:	300+ acres
Number of Lots:	N/A
Property Owner:	N/A
Applicant:	Farmington City

Request: Farmington City staff is proposing an amendment to the Regulating Plan for the mixed use areas north of Clark Lane between I-15 and the UTA tracks.

Background Information

The Planning Commission considered this request on August 1, 2013, and continued the public hearing to August 15, 2013, in order to allow time to finalize the Regulating Plan exhibit. The Regulating Plan exhibit is now complete (see attached) and ready for consideration.

The Regulating Plan is set forth in Chapter 18 of the Zoning Ordinance. This Chapter contains the standards, and procedures which provide for development of the Class A Business Park and Transportation Mixed Use areas west of I-15 as shown on the Farmington City General Plan. Several entities or groups own property in this area. The regulating plan was initially enacted in December of 2008. The streets depicted thereon form a grid which generally traverses the area in a northwest to southeast and/or a northeast to southwest pattern running parallel to I-15 and/or Park Lane but cutting diagonally across property lines, which property lines run north to south or east to west. The existing regulating plan results in many awkwardly shaped triangular parcels between property and street lines. Originally it was hoped that owners would work together to resolve property line and street master plan issues, but this may not happen because the development plans and goals of each owner are different.

In an attempt to allow each owner to move forward with their own individual plans in a timeframe of their choosing, yet maintain a master street plan beneficial for all consistent with the standards and principles of Chapter 18, city staff (including the City's Traffic Engineer) are proposing that the Planning Commission consider the enclosed amended regulating plan. In preparation of the

amended plan, city staff met with each of the major property owners individually to obtain their input, and then together as a group [note: staff met with some property owners multiple times]. The proposed amended regulating plan was modified accordingly based on their input.

Suggested Motion:

Move that the Planning Commission recommend approval of the proposed amendment to the Chapter 18 Regulating Plan as per the enclosed exhibit.

Findings

1. The amendment to the Regulating Plan better allows owners to develop their property consistent with Chapter 18 while at the same time providing a street plan which better benefits the entire district as a whole.
2. The amendment results in fewer irregular shaped parcels than the previous plan.
3. Farmington City methodically obtained property owner input in preparation of the proposed amendment.
4. The amendment to the Regulating Plan will still maintain circulation in the area as intended with the Mixed Use Districts.

Supplemental Information

1. Proposed Amendment to Chapter 18 Regulating Plan
2. Existing Regulating Plan
3. Previous Park Lane Commons Amendment

Applicable Ordinances

1. Title 11, Chapter 18 – Mixed Use Districts
2. Title 11, Chapter 6 – Zoning Ordinance and Map Amendments



THE HAWS

COMPANIES

August 1, 2013

Farmington City
C/O Farmington City Planning Commission
160 S. Main
Farmington, UT 84025

Electronic Delivery

Dear Planning Commission Members,

We appreciate your time in considering the proposed amendment to the Regulating Plan which is being presented this evening. We are currently out of town and have asked that this letter be presented as to the position of The Haws Companies on the proposed amendment. As many of you are aware, we have been actively involved in development in this area for the past 17 years - and will continue to be involved for many more years to come. We were very involved with City Staff, Planning Commission and City Council Members when the original Chapter 18 Ordinance, including the Regulatory Plan, was adopted in December of 2008. As stated in the current ordinance "Flexibility shall be allowed in the compatibility review process given that the intents and purposes of the mixed-use districts and associated rules and regulations are met." The word *flexibility* is used several times throughout the Chapter 18 ordinance - and that flexibility as it relates to the Regulating Plan is critical to be able to respond to market forces and tenant needs. As long as the general intent of the Regulating Plan is being met, there should be an ability to propose alternative alignments to roads in order to meet market constraints and needs. The ordinance speaks to such a process, but it has been our experience when plans have been presented to the City - that Planning Staff analysis has been rigid in their interpretation of the ordinance and has totally disregarded the flexibility that is needed to make a development plan work. This rigid analysis thus influences Planning Commission and City Council and makes it very difficult if not impossible to execute on a workable, sustainable development plan.

We have been working with City Staff to provide our feedback to the amended Regulating Plan which has been presented tonight. While we are generally OK with what has been presented this evening on the road patterns - we would ask that Planning Staff, Planning Commission, and City Council recognize and then provide for *flexibility* on street placement when development plans are brought to the City. Without such flexibility we all lose out on continued development in this mixed-use district area. We ask that the City, when applying the regulatory plan to an application process, be not only flexible but consistent with other transportation plans as compared to other developments within the Transportation districts of the City and to not discriminate from one development to another. We appreciate your consideration of our feedback and ask that we be able to work together to bring the needed flexibility back into the process.

Sincerely,

The Haws Companies

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

PUBLIC HEARING: Building Height in RMU Zone

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Adopt the enclosed ordinance amending the building height adjacent to local streets in the RMU zones to allow for 3 story buildings not to exceed 33 feet in height under certain conditions, pursuant to the findings approved by the Planning Commission as set forth in the attached staff report dated September 17, 2013.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
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JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 20, 2013

SUBJECT: **BUILDING HEIGHT IN THE RMU ZONE**

RECOMMENDATION

Hold a public hearing and adopt the enclosed ordinance amending the building height adjacent to local streets in the RMU zones to allow for 3 story buildings not to exceed 33 feet in height under certain conditions, pursuant to the findings approved by the Planning Commission as set forth in the attached staff report dated September 17, 2013.

BACKGROUND

The Planning Commission considered and recommended the new language on line 8 of the attached mixed use building table in conjunction with a recommendation for schematic plan approval for the Village at Station Park mixed use development located on the southwest corner of Clark Lane and 1100 West. The "doubled underlined" text was inserted or crossed out upon further review by staff after the Planning Commission meeting. These double underlined changes more accurately reflect the land use designations as set forth on the General Plan.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2013 -

**AN ORDINANCE AMENDING SECTION 11-18-106(2) OF
THE ZONING ORDINANCE REGARDING BUILDING
HEIGHT IN RMU ZONES.**

WHEREAS, the Planning Commission has held a public hearing in which the proposed amendment to Section 11-18-106(2) of the Zoning Ordinance regarding building height in the RMU zone was thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. The first table in Section 11-18-106(2) of the Farmington City Zoning Ordinance is hereby amended to read in its entirety as follows:

	Building Height Maximum in Stories (& Feet)	
	<i>Local Roads</i>	<i>Collector/Arterial Roads</i>
Residential MU	2 (27 feet) *	3 (40 feet)
General MU	3	4
Office MU	4	6
Transit MU	6	8
Open Space MU	1 (25 feet)	1 (25 feet)
* If a transition area is created buffering rural residential density areas from mixed use areas as follows: 1) a distance of at least 300 feet must be established between housing in a rural residential site and the mixed use site; 2) additional landscaping shall be provided on the mixed use site including medium to large size trees every 20 feet along the entire length of the buffer; 3) at least three different housing types (i.e. detached single family, town homes, live-work units, etc) shall be provided in the mixed use site for every 15 acres of development; and 4) the proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development--then at its sole discretion, the City may, or may not, increase the building height on local roads in the RMU zone to a maximum of 3 stories not to exceed 33 feet adjacent to existing rural residential development, or areas contemplated for such development on the General Plan,		

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 1st day of October, 2013.

FARMINGTON CITY

Scott C. Harbertson, Mayor

ATTEST:

Holly Gadd, City Recorder

	Building Height Maximum in Stories (& Feet)	
	<i>Local Roads</i>	<i>Collector/Arterial Roads</i>
Residential MU	2 (27 feet) *	3 (40 feet)
General MU	3	4
Office MU	4	6
Transit MU	6	8
Open Space MU	1 (25 feet)	1 (25 feet)
<p>* If a transition area is created buffering <u>rural residential density areas</u> from the mixed use areas as follows: 1) a distance of at least 300 feet must be established between housing in a <u>rural residential conventional</u> site and the mixed use site; 2) additional landscaping shall be provided on the mixed use site including medium to large size trees every 20 feet along the entire length of the buffer; and 3) at least three different housing types (i.e. detached single family, town homes, live-work units, etc) shall be provided in the mixed use site for every 15 acres of development; and 4) <u>the proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development--</u> then at its sole discretion, the City may, or may not, increase the building height on local roads in the RMU zone to a maximum of 3 stories not to exceed 33 feet adjacent to existing <u>conventional rural residential single family residential</u> development, or areas contemplated for such development on the General Plan,</p>		



Planning Commission Staff Report September 17, 2013

Item 6: Building Height Amendment in the RMU Zone

Public Hearing:	No
Application No.:	ZT-4-13
Property Address:	N/A
General Plan Designation:	Transportation Mixed Use (TMU)
Zoning Designation:	RMU (Residential Mixed Use)
Area:	N/A
Number of Lots:	N/A
Applicant:	Henry Walker Homes (HWH)

Request: *Applicant is requesting a recommendation for approval for a Zone Text change proposal to amend the height for buildings fronting neighborhood (or local) streets from 2 stories/27 feet to 3 stories/33 feet*

Background Information

This item was tabled at the August 29th Planning Commission meeting until the following conditions have been met:

1. A list of non-residential uses allowed in the live/work units;
2. Elevations of the product and the area;
3. Visiting the proposed project site to gain a better visual of the Developer's plans;
4. And clarifying language for the proposed ordinance.

Attached is Section 11-18-105 of Chapter 18 of the Zoning Ordinance which sets forth the allowed uses in the RMU zone. A field trip to the site is planned prior the regular session of the Planning Commission meeting on September 12, 2013. Elevations of the product as they relate to the area will be distributed on the field trip. The clarifying language is incorporated in the suggested amendment below.

HWH submitted a subdivision application proposal to develop the "Village at Station Park" consisting of 128 dwelling units on 12.11 acres located at the southwest corner of Clark Lane and 1100 West Street. In order to implement the plan as proposed the applicant desires to build detached single family units, which are 3 stories in height, by the UTA r.o.w. (see attached schematic plan). The current

ordinance limits the building height at this location to 2 stories. Enclosed is the draft language for your review submitted by the applicant.

The Applicant suggests that 3 story buildings “will provide a smoother transition from lower density housing [2 stories] to more intense higher density”, yet the higher density housing is also 3 stories (but in some cases it is also 4 stories). HWH further states that 3 stories could be used when creating a “buffer” between existing single family home neighborhoods. How do 3 stories “buffer” a low density residential neighborhood from a mixed use neighborhood better than two stories? Should not an adequate buffer include a combination of distance, landscaping, and building height? The applicant also states that the 3 stories will result in additional housing options. How do 3 stories create more housing options without requiring such? Perhaps this should be required before the City considers a 3rd story.

If the Planning Commission chooses to recommend an increase in height, it may wish to consider the following alternative language:

At its sole discretion, ~~t~~The City may, or may not, increase the building height on local roads in the RMU zone to a maximum of 3 stories not to exceed 33 feet adjacent to existing conventional single family residential development, or areas contemplated for such development on the General Plan, if a transition area is created buffering the conventional from the mixed use are as follows: 1) a distance of at least 300 feet must be established between housing in a conventional site and the mixed use site; 2) additional landscaping shall be provided on the mixed use site including medium to large size trees every 20 feet along the entire length of the buffer; and 3) at least three different housing types (i.e. detached single family, town homes, live-work units, etc) shall be provided in the mixed use site for every 15 acres of development.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve an increase in building height on local streets in the RMU zone, pursuant to adopting the alternative language provided by City staff

Findings for Approval:

1. The draft ordinance language recommends a buffer which will mitigate negative impacts which may result from the increase in building height.
2. The buffer is measurable, and will provide a transition to areas specifically identified by the City’s General Plan.
3. Developers must provide more housing types for the greater height which will mitigate the visual appearance of the taller buildings and create greater building/housing diversity in the City’s mixed use areas.
4. The Distance of 300 feet represents half the distance of the length of the maximum block face in the RMU zone.
5. Medium and large sized trees are defined in Chapter 42 (Urban Forestry) of the Zoning Ordinance.

Supplemental Information

1. HWH Zone Text Change Proposal
2. Schematic Plan for the Village at Station Park.
3. Proposed building elevations.
4. Section 11-18-105 Uses

Applicable Ordinances

1. Title 11, Chapter 18 – Mixed Use Districts.

Our request is to slightly modify the current height restriction within the Residential Mixed-Use Zone (RMU) to allow a maximum height of 33 feet and up to 3 stories for detached single family homes on local streets. This small allowance will encourage home builders to construct additional housing options to further buffer existing detached residential neighborhoods within the mixed-use zone. This option will help to provide a smoother transition from lower density housing to more intense higher density where it's most suitable for mixed use projects that abut existing detached residential neighborhoods.

Current ordinance

11-18-106.1.b

Maximum height shall be measured to the mid-point of the roof (if a sloped roof is used) following guidelines in Section 11-2-020(14) of the Farmington City Ordinance. On flat roofs, additional parapet may be added above the maximum height for decoration and /or screening of rooftop equipment, and shall not exceed five (5) feet in height. Decorative parapet treatments in excess of five (5) feet may be approved through the development plan review process.

	Building Height Maximum in Stories (& Feet)	
	<i>Local Roads</i>	<i>Collector/Arterial Roads</i>
Residential MU	2 (27 feet)	3 (40 feet)
General MU	3	4
Office MU	4	6
Transit MU	6	8
Open Space MU	1 (25 feet)	1 (25 feet)

	Lot Width (in feet)			
	<i>Local Roads</i>		<i>Collector/Arterial Roads</i>	
	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>
Residential MU	32	120	32	200 (300 for non-resid)
General MU	25	150 (250 for non-resid)	50	200 (300 for non-resid)

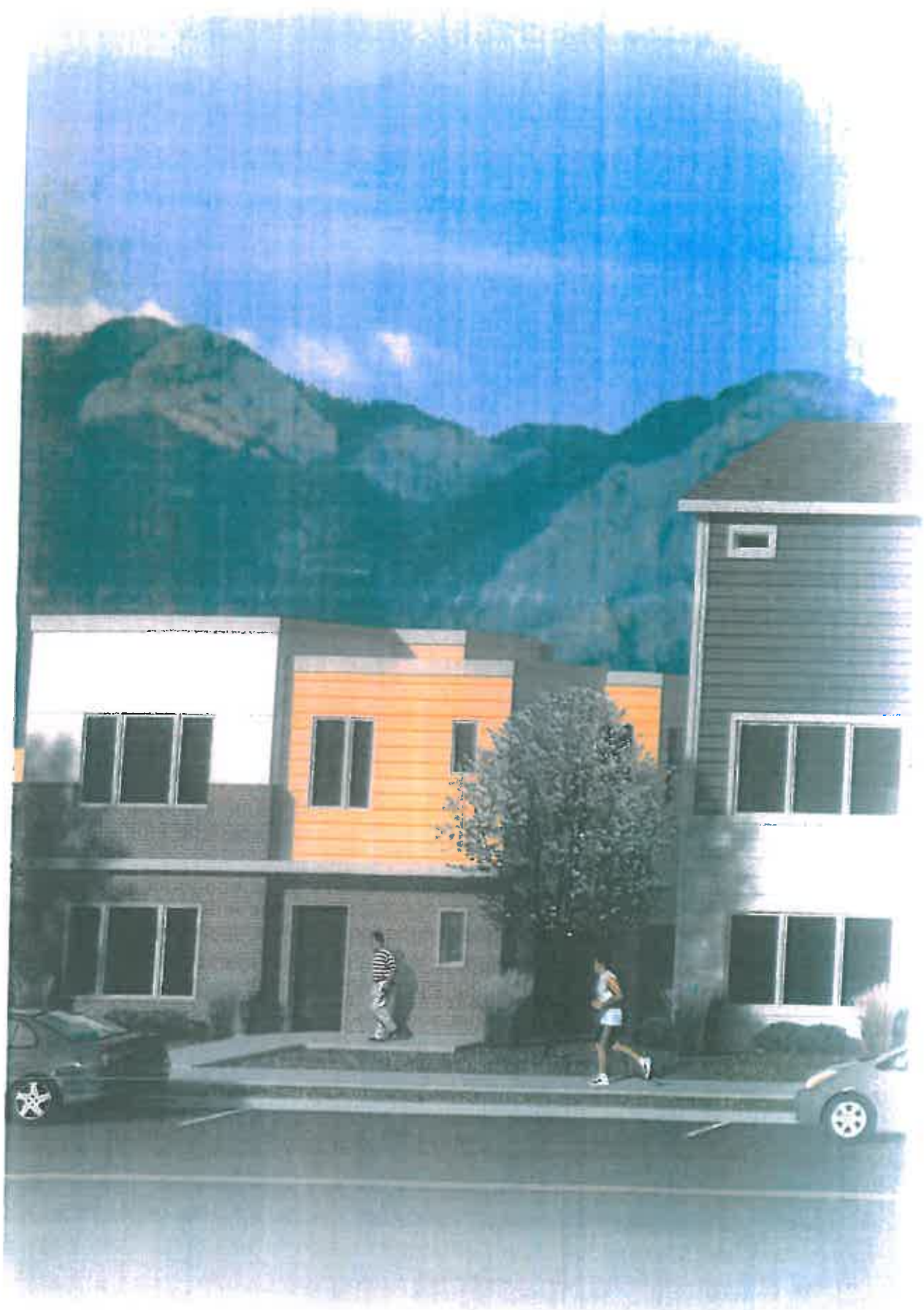
Proposed Ordinance

11-18-106.1.b

Maximum height shall be measured to the mid-point of the roof (if a sloped roof is used) following guidelines in Section 11-2-020(14) of the Farmington City Ordinance. On flat roofs, additional parapet may be added above the maximum height for decoration and /or screening of rooftop equipment, and shall not exceed five (5) feet in height. Decorative parapet treatments in excess of five (5) feet may be approved through the development plan review process. **Detached single family homes may extend a maximum height of thirty-three feet and up to three stories along a local street when creating a buffer between an existing detached single family home neighborhood and mixed use development.**

	Building Height Maximum in Stories (& Feet)	
	Local Roads	Collector/Arterial Roads
Residential MU	30 33 feet)	3 (40 feet)
General MU	3	4
Office MU	4	6
Transit MU	6	8
Open Space MU	1 (25 feet)	1 (25 feet)

	Lot Width (in feet)			
	Local Roads		Collector/Arterial Roads	
	Min	Max	Min	Max
Residential MU	32	120	32	200 (300 for non-resid)
General MU	25	150 (250 for non-resid)	50	200 (300 for non-resid)

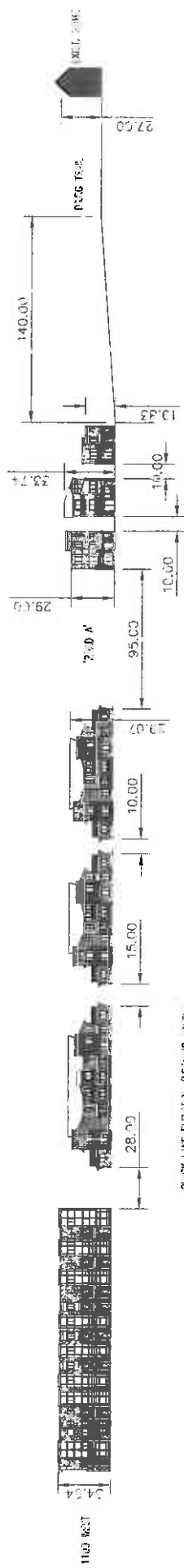












CHRYSLER LIFE ELDTAG (LOGGING OUT)



Principal	40	10 feet, each side	10 feet, each side
Promenade	50	20 feet, each side	5 feet, each side
Neighborhood	28 to 36	6 to 8 feet, each side	8 to 10 feet, each side
Rail Access	3 to 9	3 to 8 feet, one side	0 to 3 feet
Alley	None	None	None
Pedestrian Walkway	20	10 foot trail	5 feet, each side

11-18-105 Uses

- (1) Uses allowed in the TOD area are identified in Table 18.3 – Allowable Land uses. A development parcel may have more than one main building or dwelling, however each main building shall have its own zone lot.
- (2) More than one permitted use may be located on a development parcel and within a building (refer to definitions of mixed use and development parcel).

Table 18.3 – Allowable Land Uses

Key to Allowable Uses:

P – Permitted

N – Not Permitted

Restrictions:

- (1) – Drive-up window/drop-off lane allowed only with special use review by the Planning Commission. No additional curb cut shall be added to accommodate the drive-up/drop-off lane.
- (2) – Also see Section 11-18-108(b)(5)(iv) for provisions for buildings over 20,000 square feet.
- (3) – Benches and bus stops are permitted, with development standards as noted in Section 11-18-111

* Neighborhood Service Establishments: low impact retail and personal service uses such as bakery, bookstore, dry-cleaning, hair styling, pharmacy, art supply/gallery, craft store, photocopy center, corner market (w/ no gas pumps).

		Mixed-use Districts				
		RMU	OMU	GMU	TMU	OS
Residential						
	Low-density residential – single-family detached min. of 5,000 sq. ft. lot size	P	N	N	N	N
	Medium-density residential – single-family small lots and attached units or townhomes/condominiums	P	N	P	P	N

	limited to duplexes, triplexes, four-plexes, five-plexes, or six-plexes.					
	High-density residential – Condominium and apartment style	N	N	P	P	N
	Artist Studio	P	P	P	P	N
	Live/work Residential	P	P	P	P	N
	Residential facilities for the elderly; residential facilities for the handicapped	P	P	P	P	N
	Commercial	RMU	OMU	GMU	TMU	OS
	Business, professional offices, outpatient medical facilities	P	P	P	P	N
	Entertainment	N	N	P	P	N
	Financial institutions (with the exception of non-depository institutions)	P	P	P	P	N
	Fitness and recreation facilities	P	P	P	P	N
	Hospitals, inpatient medical facilities	N	P	P	P	N
	Lodging, limited to hotel, motel	N	P	P	P	N
	Lodging - bed and breakfast	P	N	P	P	N
	Neighborhood service establishments*	P ¹	P ¹	P	P ¹	N
	Restaurant – fast food	P ¹	P	P	P ¹	N
	Restaurant – traditional sit-down	P	P	P	P	N
	Retail and Wholesale sales individual tenant use:					

	- Up to 5,000 sq. ft.	P	P	P	P	N
	- Greater than 5,000 sq. ft. and up to 20,000 sq. ft.	N	P	P	P	N
	- Greater than 20,000 sq. ft.	N	P ²	P ²	P ²	N
	Vehicle Service/convenience store (including gasoline sales but no auto repair)	N	P	P	P	N
	Accessory buildings that do not in aggregate have a footprint greater than 25% of the main building(s) on a development parcel	P	P	P	P	N
	Parking structure	N	P	P	P	N
Civic Uses		RMU	OMU	GMU	TMU	OS
	Service and fraternal clubs and organizations, and religious institutions	P	P	P	P	N
	Correctional/detention facilities, half-way houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer	N	N	N	N	N
	Government – point of service (e.g. Library)	P	P	P	P	N
	Government – no point of service; no offices dealing directly or on a limited basis with the public (e.g. public works yards, etc.)	N	N	N	N	N

	Parks and Open Space	P	P	P	P	P
	Schools: - Preschool, daycare - Primary, secondary, colleges, and vocational	P ¹ P	P P	P P	P P	N N
	Transit and related transportation facilities – (not including benches and bus stop signs)	N	P ³	P ³	P ³	N

11-18-106 Building Form & Site Envelope Standards

The following regulations and standards establish the parameters that guide the form of building within the mixed-use districts of this chapter, including the site envelope for building placement. They direct and control the building envelope and site in regard to configuration, orientation, function, and features that define and shape the public realm. The technique of the standards is to use private buildings to define and shape the public space in a manner that promotes walkability and provides functional connections between the public space and the private buildings. The standards are designed to use a minimum level of control to meet this goal.

The Regulating Plan identifies six street types, including pedestrian walkways. Alleys are not identified on the regulating plan. The building form and site envelope standards are identified for each mixed-use district and the street types within. Standards for street types shall apply to all lots that front that street. Lots may be either a recorded building lot or a zone lot as defined in Section 11-18-103. A development parcel may have more than one zone lot. Standards will apply to the primary building on each zone lot. Lots that front more than one street shall follow the standards for the primary street, as determined by the street hierarchy. Standards for the arterial roads shall only apply to lots that directly abut Park Lane at grade and shall not apply to those portions of Park Lane and its access streets that are raised on an embankment. Lots that are adjacent to an embankment shall also have frontage on another street and will conform to the standards of the next nearest street type. These standards shall address building height, siting of the building on the lot, and other elements. Character examples may be provided to depict the context of the type and form of desirable development only, and not the actual design or architectural style of buildings. Exceptions to the standards of this section for large footprint commercial buildings over 20,000 ft² are detailed in Section 11-18-107.

(1) Height:

- (a) The height of the principal building is measured in stories, with the maximum height indicated in feet for the RMU and OS districts.

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

PUBLIC HEARING: Avenues at Station Park Schematic Plan

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 20, 2013

SUBJECT: **AVENUES AT STATION PARK SCHEMATIC PLAN**

RECOMMENDATION

Hold a public hearing and approve the schematic plan the for Avenues/Village at Station Park consisting of 128 lots on 12.11 acres located at the southwest corner of Clark Lane and 1100 West subject to all applicable Farmington City ordinances and development standards conditions and findings recommended by the Planning Commission on September 26, 2013 as follows.

1. The City Council must amend Chapter 18 of the Zoning Ordinance, to allow for three story buildings fronting Neighborhood (or local) streets;
2. Any remaining Issues related to "build to" distances and street cross sections must be resolved consistent with the respective standards set forth in the ordinance.
3. The placement of public improvements in relation to gas lines which traverse the property must be approved by the City Engineer and shall be acceptable to the respective gas companies, which acceptance must be received by the City in writing.
4. The applicant shall change the name of the development.
5. The developer shall stub an additional pedestrian connection to the UTA trail to bring the block size in this area in conformance with City standards.
6. The applicant must dedicate r.o.w. and expand the southwest corner of the round-about to enable two lanes instead of one.

Findings for Approval:

1. The property is identified as mixed use on the General Plan, and the proposed schematic plan is consistent with that designation.
2. The DRC has reviewed the plan and the last significant unresolved issues which may impact the overall layout of the plan are set forth as conditions of approval.
3. The proposed schematic plan is consistent with the regulating and other street, block size, and building form standards in the ordinance.

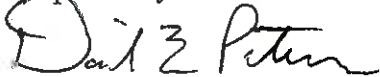
4. The number of parking stalls and the location thereof meets city standards. Chapter 32 of the Zoning requires 243 residential parking stalls, and the developer is providing 294 parking stalls with additional room for another 92 on-street parking stalls within the interior of the project.
5. The name of the plan is too similar to area of the Station Park development near the Cinemark, which area is commonly known as the "village".
6. Specific to the schematic plan only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations.
7. The round about at 1100 West and Clark Lane is consistent with the City's Master Transportation Plan. Elements of the expansion of the southwest area of the round-about are a system improvement and should be paid for by transportation impact fees.
8. Applicant has met with members of the DRC and committed to pursuing one of several potential solutions to the conflict between the location of public improvements and the gas line.

BACKGROUND

At this stage of the development process, the schematic plan meets standards set forth in the Subdivision and Zoning Ordinances except that the 3 story single family detached homes next to the UTA trail property exceed the 2 story height limit for buildings in the RMU zone abutting local streets. In another related agenda item, the applicant is requesting that the City Council amend the Zoning Ordinance to allow for the increased height. If this zone text amendment is not acceptable, the City Council should table or consider not approving the schematic plan.

The petroleum/gas lines that traverse the property have been a major obstacle for the applicant. After several plan iterations with the DRC and Planning Commission the conflicts regarding these lines appears to be resolved.

Respectively Submitted



David Petersen
Community Development Director

Concur



Dave Millheim
City Manager



Planning Commission Staff Report September 26, 2013

Item 3: Schematic Plan for the Village at Station Park

Public Hearing:	No
Application No.:	S-10-13
Property Address:	Southwest Corner of Clark Lane and 1100 West
General Plan Designation:	Transportation Mixed Use (TMU)
Zoning Designation:	RMU (Residential Mixed Use)
Area:	12.11 Acres
Number of Lots:	128
Property Owner:	Amenti, Inc.
Agent:	Henry Walker Homes (HWH)

Request: *Applicant is requesting a recommendation for approval of a Schematic Plan for the Village at Station Park.*

Background Information

The Planning Commission reviewed this item at a public hearing on August 29, 2013 and again on September 17, 2013, in both instances, the item was tabled. The plan appeared to be ready but for unresolved conflicts with utilities/public improvements and the petroleum/gas lines which traverse the site, which conflicts may impact the overall layout of the project. Staff (which includes the city engineer and public works) and Central Davis Sewer District met with the applicant to discuss the conflicts; at this meeting several alternatives were arrived at as potential solutions. The City is now confident to recommend Schematic Plan approval. The developer has committed to pursuing one of the solutions which will resolve the conflicts before or concurrent with consideration of the Preliminary Plat. The enclosed updated schematic plan is able to accommodate the solutions. Please also see the narrative prepared by the applicant which accompanies the plan.

Project Master Plan (PMP). The proposed project is subject to the development plan review process set forth in Chapter 18 of the Zoning Ordinance. As per Section 11-18-108 of this chapter, an approved PMP, which establishes a “framework for the development of large or phased projects” may be required as a prerequisite for this process

Subdivision Process. Notwithstanding the forgoing, the developer must follow the subdivision process because each dwelling unit results in a building lot and the streets and trails as shown in red on the attached drawing must be dedicated as public rights of way. This subdivision process consists of

three stages: 1) Schematic Plan; 2) Preliminary Plat; and 3) Final Plat. The schematic plan is now being presented for Planning Commission consideration, in so doing the Commission must ensure, among other things, that the proposed layout and description of public improvements (i.e. culinary water, storm drain, sanitary sewer, etc.) comply with the "City's Master Plan, Zoning Ordinance, the Subdivision Ordinance, and other appropriate regulations" (S-12-3-060(1)). After a careful review of the plan, the City's Development Review Committee (DRC) is recommending schematic plan approval subject to the conditions set forth in the proposed motion.

Zone Text Amendment. Chapter 18 limits the height of buildings fronting neighborhood streets to 2 stories. HWH submitted an application requesting that the City increase this standard to 3 stories. The applicant is proposing that most of the detached units on their plan will be 3 stories, and explained that the additional height is necessary to implement their plan. The City's Site Plan Architectural Review Committee (SPARC) reviewed the draft elevations and found them to be generally acceptable. On September 17 the Commission voted to recommend that the City Council approve an increase in height subject to certain conditions.

Development Plan Review. The Planning Commission is required to consider the development plan, but not the City Council. Nevertheless, the Council is responsible for approval of the Schematic Plan and Zone Text Amendment. Therefore, review of the development plan will only commence if the City Council approves the schematic plan and zone text amendment.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the Schematic Plan for the proposed Village at Station Park subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Council must amend Chapter 18 of the Zoning Ordinance, to allow for three story buildings fronting Neighborhood (or local) streets;
2. Any remaining Issues related to "build to" distances and street cross sections must be resolved consistent with the respective standards set forth in the ordinance.
3. The placement of public improvements in relation to gas lines which traverse the property must be approved by the City Engineer and shall be acceptable to the respective gas companies, which acceptance must be received by the City in writing.
4. The applicant shall change the name of the development.
5. The developer shall stub an additional pedestrian connection to the UTA trail to bring the block size in this area in conformance with City standards.
6. The applicant must dedicate r.o.w. and expand the southwest corner of the round-about to enable two lanes instead of one.

Findings for Approval:

1. The property is identified as mixed use on the General Plan, and the proposed schematic plan is consistent with that designation.
2. The DRC has reviewed the plan and the last significant unresolved issues which may impact the overall layout of the plan are set forth as conditions of approval.
3. The proposed schematic plan is consistent with the regulating and other street, block size, and building form standards in the ordinance.

4. The number of parking stalls and the location thereof **meets** city standards. Chapter 32 of the Zoning requires 243 residential parking stalls, and the developer is providing 294 parking stalls with additional room for another 92 on-street parking stalls within the interior of the project.
5. The name of the plan is too similar to area of the Station Park development near the Cinemark, which area is commonly known as the “village”.
6. Specific to the schematic plan only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements, and other appropriate regulations.
7. The round about at 1100 West and Clark Lane is consistent with the City’s Master Transportation Plan. Elements of the expansion of the southwest area of the round-about are a system improvement and should be paid for by transportation impact fees.
8. Applicant has met with members of the DRC and committed to pursuing one of several potential solutions to the conflict between the location of public improvements and the gas line.

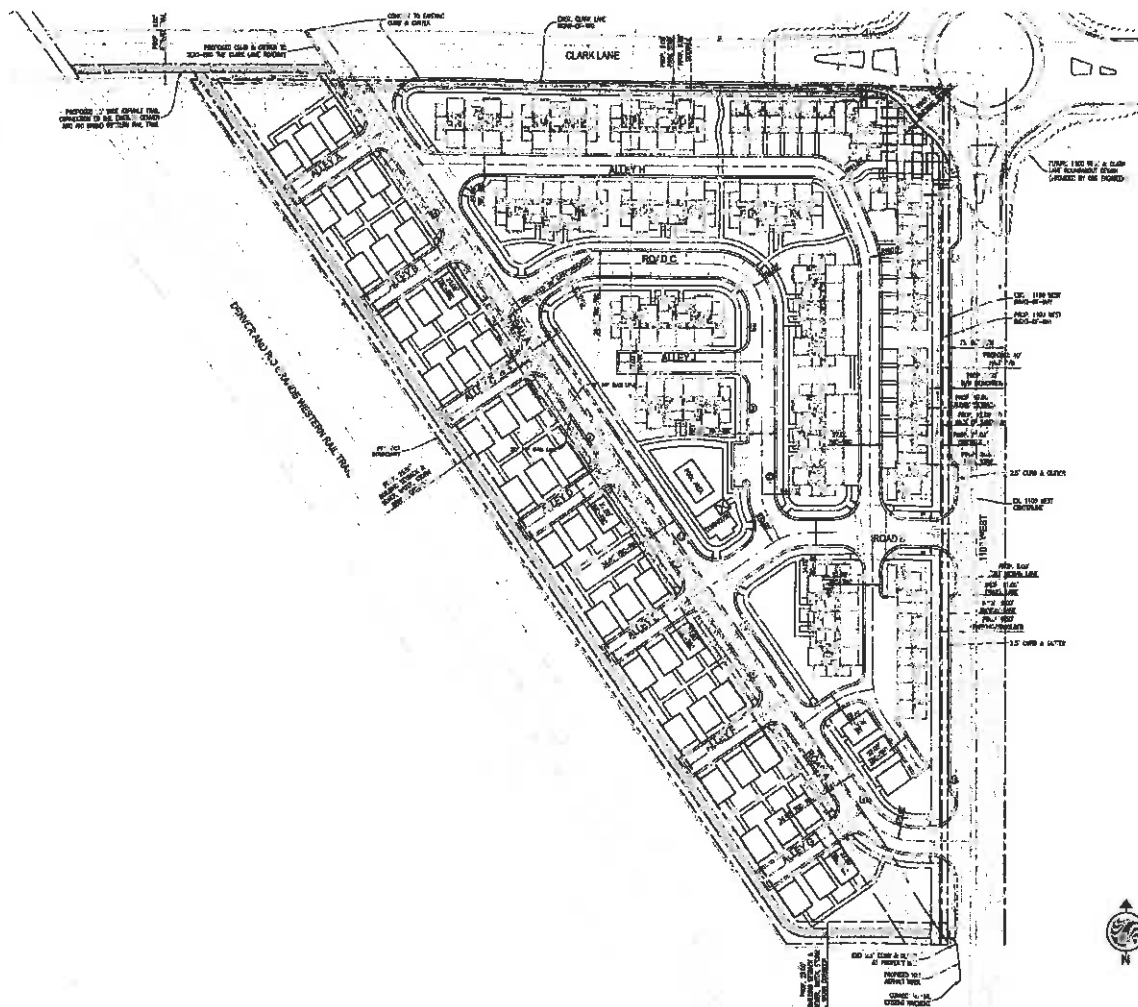
Supplemental Information

1. Vicinity/ Zoning Map.
2. Updated Schematic Plans/Narrative
3. Regulating Plan.
4. Neighborhood or local streets on the Regulating Plan.
5. Schematic Plan requirements.

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan.
2. Title 11, Chapter 18 – Mixed Use Districts.
3. Title 11, Chapter 32 – Off-street Parking, Loading, and Access.





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SITE TABULATION

Category	Count	Area (sq. ft.)	Area (sq. ft.)
TOTAL SITE	10,000	10,000	10,000
IMPROVED	10,000	10,000	10,000
UNIMPROVED	10,000	10,000	10,000
OPEN SPACE	10,000	10,000	10,000

DWELLING UNIT TABULATION

Category	Count	Area (sq. ft.)
SINGLE FAMILY LOTS	10	10,000
TOWNHOUSE UNITS	10	10,000
APARTMENT UNITS	10	10,000
TOTAL UNITS	10	10,000
DENSITY	10	10,000

PARKING

PAVE INCLUDING:
2 STALLS FOR TOWNHOUSES
2 STALLS FOR APARTMENTS
TOTAL: 4 STALLS

PARKING PROVIDED:
GARAGE
OPEN 20' WIDE BY 10' OF
TOWNHOUSES & APARTMENTS: 10 STALLS
ON STREET PARKING
TOWARD THE PROJECT AREA: 10 STALLS
ON STREET PARKING
TOWARD THE PROJECT AREA: 10 STALLS
TOTAL: 30 STALLS

② DRIVEWAY PARKING COUNT (1, 10, 10)

Notes:

1. ALL STALLS ARE 10' x 20'.
2. ALL STALLS ARE 10' x 20'.
3. ALL STALLS ARE 10' x 20'.

Scale:

1" = 100'

North Arrow:

North

Overall Site Plan

Project: HENRY WALKER HOMES
300 NORTH MARKETPLACE DRIVE, SUITE 201
CENTREVILLE, UT 84014
Avenue 11 Station Park
Fremont, Utah



500 North Marketplace Drive, Suite 201
Centerville, UT 84014

September 20, 2013

RE: Utility Summary

Avenues at Station Park

Utility Connection Information

Culinary Water:

The culinary water is provided by Farmington city. There are existing culinary water mains in both Clark Lane and 1100 West that will be connected to for the culinary water system throughout the project.

Secondary Water:

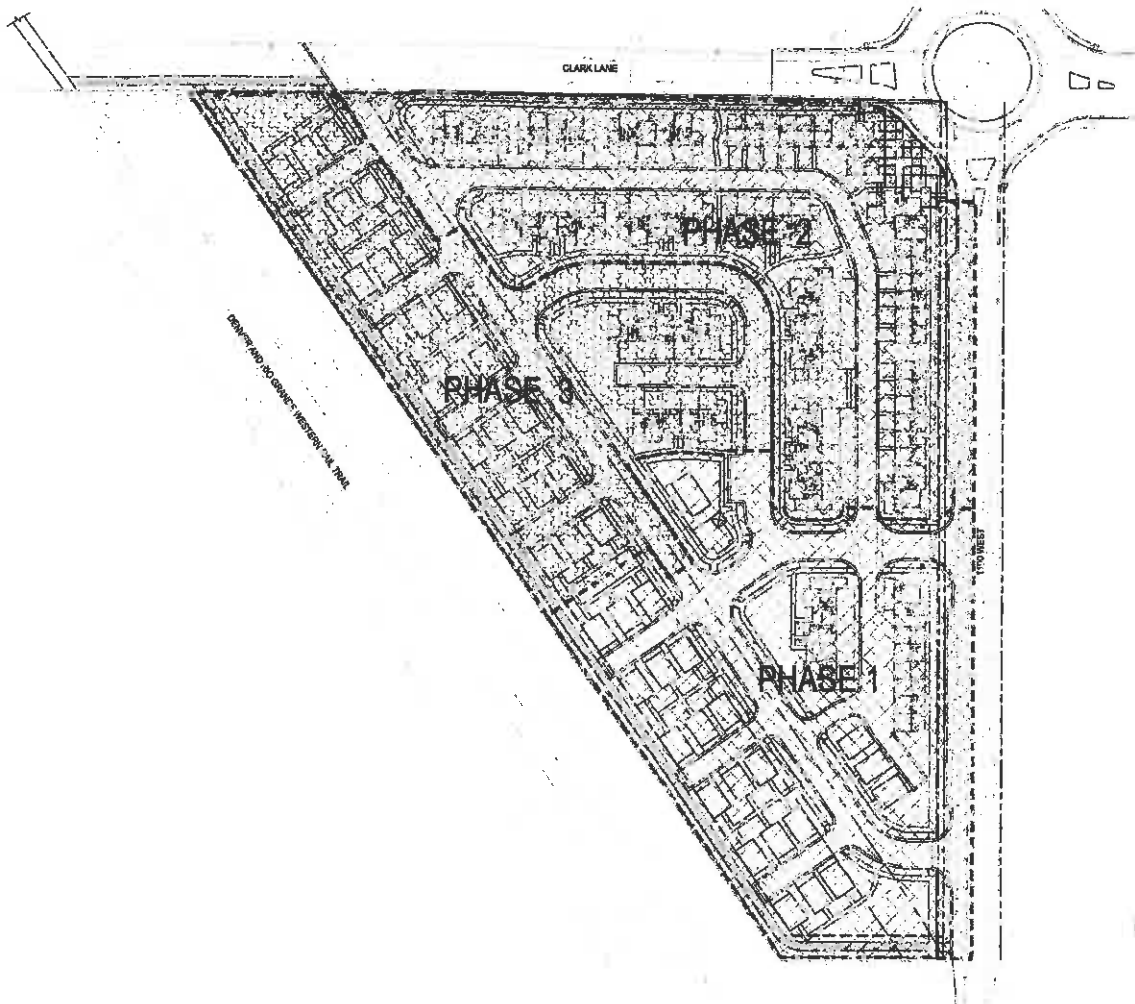
The secondary water is provided by Weber Basin Conservancy District. There are existing secondary water mains in both Clark Lane (24") and 1100 West (18") that will be connected to for the secondary water system throughout the project.


Storm water Drainage:

The storm water drainage is provided by Farmington City. There are two (2) existing 24" storm drain culverts on the west side of the project that will be utilized to connect the project storm drain piping to. These culverts connect to the existing detention facilities to the west side of the Denver and Rio Grande Western Rail Trail.

Sanitary Sewer:

The sanitary sewer connection is provided by Central Davis Sewer District. The existing sanitary sewer connection is only available in 1100 West. The project will connect to the existing sewer main in 1100 West.





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 1000 E. 1000 S. Suite 100
 Salt Lake City, UT 84143
 Tel: 801.224.1000
 Fax: 801.224.1001
 Email: info@starline.com

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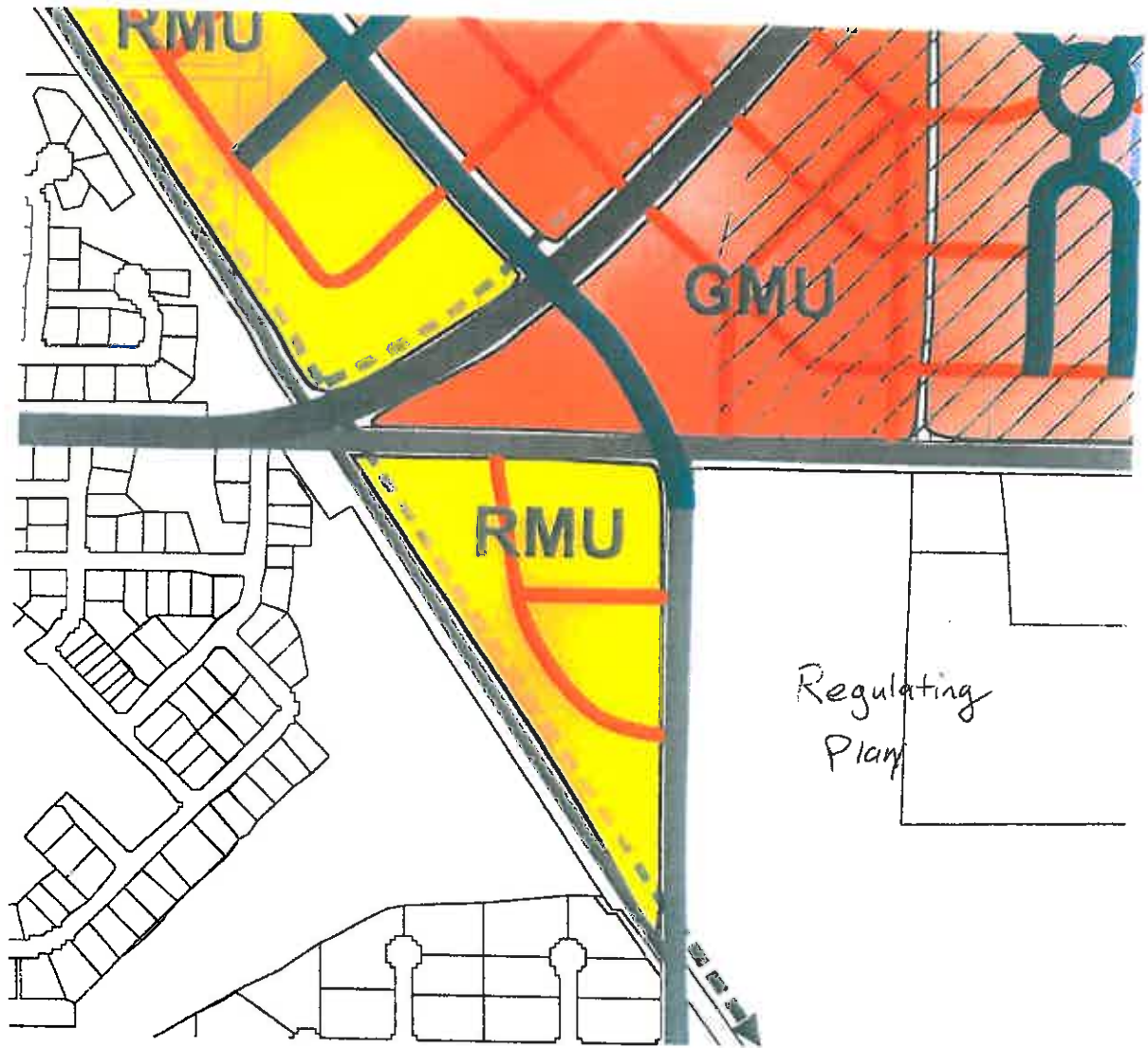
PHASE 1
 PHASE 2
 PHASE 3

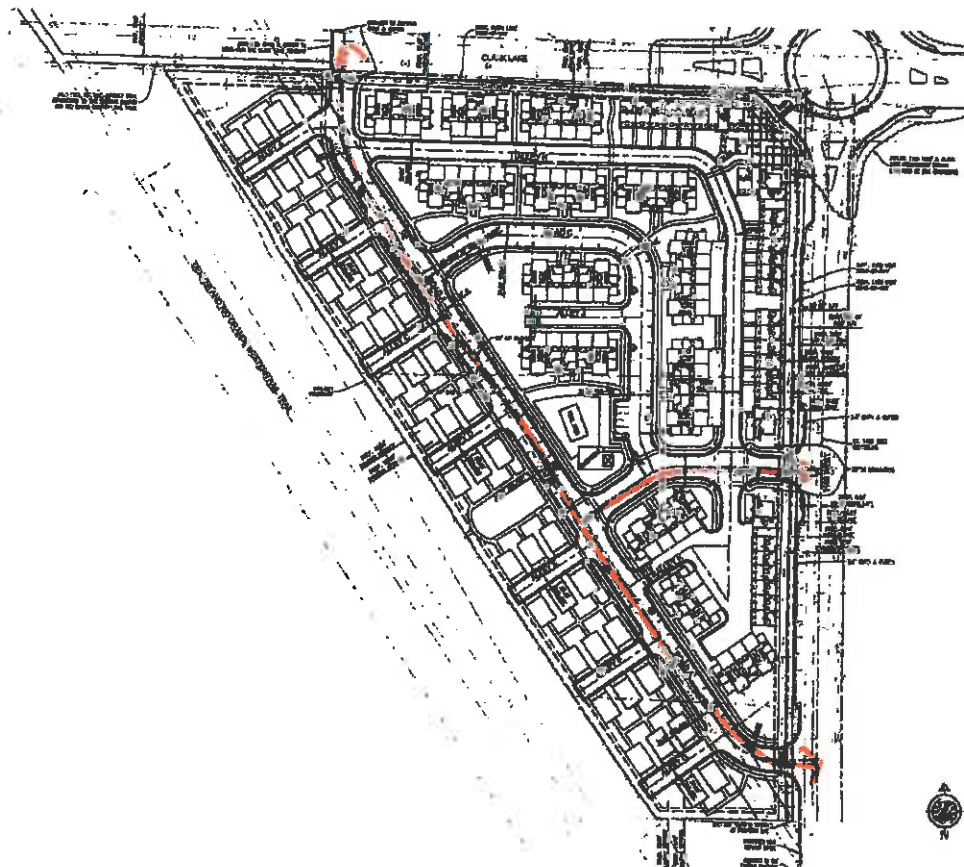
Item	Qty	Unit	Value
1. PHASE 1 - 100,000 sq. ft.	1	sq. ft.	100,000
2. PHASE 2 - 100,000 sq. ft.	1	sq. ft.	100,000
3. PHASE 3 - 100,000 sq. ft.	1	sq. ft.	100,000
Total	3	sq. ft.	300,000

Prepared by:
 HENRY WALKER HUNTER
 500 NORTH MARKETPLACE DRIVE, SUITE 201
 CENTERVILLE, UT 84014
 THE VILLAGE AT STATION PARK
 Farmington, Utah

PHASING PLAN

Scale: 1" = 100'





S.D. DESIGN
 1000 10th Ave. S.W.
 Seattle, WA 98101
 Tel: 206.461.1000
 Fax: 206.461.1001

SITE TABULATION

USE	AREA (SQ. FT.)	AREA (SQ. YD.)
RESIDENTIAL	10,000	227.7
PARKING	5,000	113.9
LANDSCAPE	1,000	22.8
TOTAL	16,000	364.4

RESIDENTIAL UNIT TABULATION

UNIT TYPE	NUMBER	TOTAL SQ. FT.
1-BED	40	4,000
2-BED	20	4,000
3-BED	10	3,000
TOTAL	70	11,000

PARKING

TYPE	NUMBER	TOTAL SQ. FT.
STREET	10	1,000
LOT	40	4,000
TOTAL	50	5,000

USE	AREA (SQ. FT.)	AREA (SQ. YD.)
RESIDENTIAL	10,000	227.7
PARKING	5,000	113.9
LANDSCAPE	1,000	22.8
TOTAL	16,000	364.4

RESIDENTIAL UNIT TABULATION

UNIT TYPE	NUMBER	TOTAL SQ. FT.
1-BED	40	4,000
2-BED	20	4,000
3-BED	10	3,000
TOTAL	70	11,000

PARKING

TYPE	NUMBER	TOTAL SQ. FT.
STREET	10	1,000
LOT	40	4,000
TOTAL	50	5,000

OVERALL SITE PLAN

USE	AREA (SQ. FT.)	AREA (SQ. YD.)
RESIDENTIAL	10,000	227.7
PARKING	5,000	113.9
LANDSCAPE	1,000	22.8
TOTAL	16,000	364.4

RESIDENTIAL UNIT TABULATION

UNIT TYPE	NUMBER	TOTAL SQ. FT.
1-BED	40	4,000
2-BED	20	4,000
3-BED	10	3,000
TOTAL	70	11,000

PARKING

TYPE	NUMBER	TOTAL SQ. FT.
STREET	10	1,000
LOT	40	4,000
TOTAL	50	5,000

OVERALL SITE PLAN

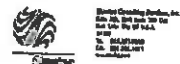
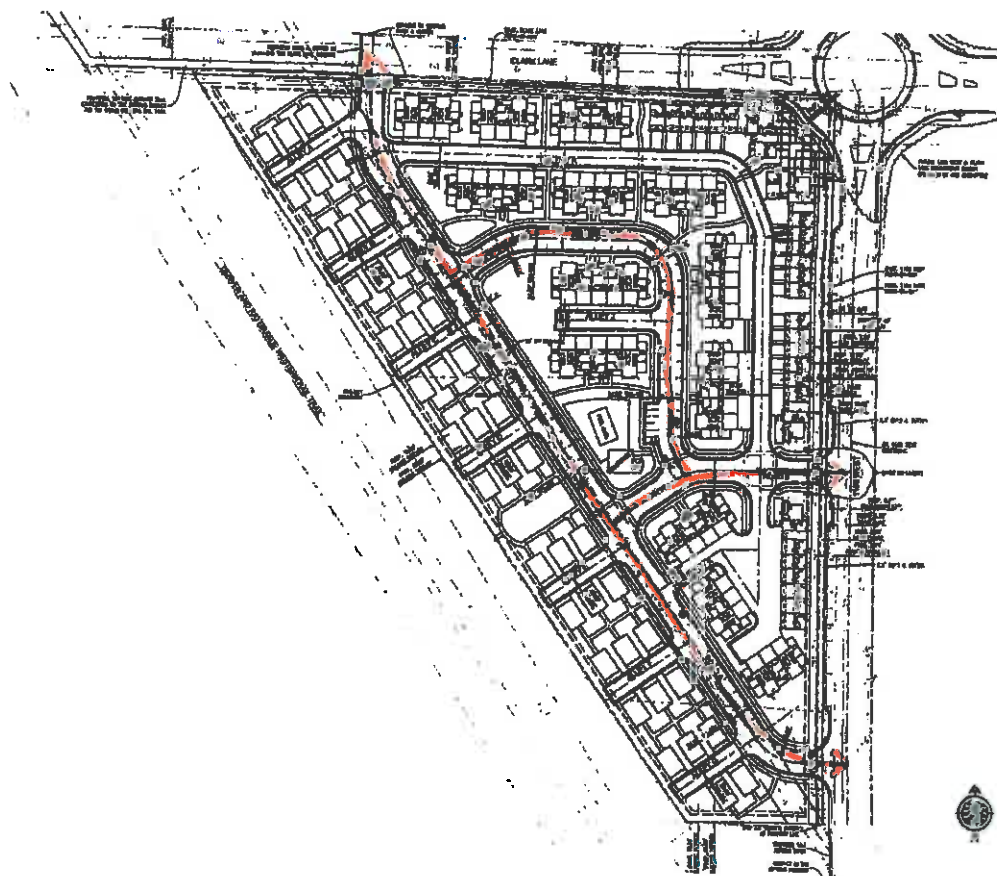
USE	AREA (SQ. FT.)	AREA (SQ. YD.)
RESIDENTIAL	10,000	227.7
PARKING	5,000	113.9
LANDSCAPE	1,000	22.8
TOTAL	16,000	364.4

RESIDENTIAL UNIT TABULATION

UNIT TYPE	NUMBER	TOTAL SQ. FT.
1-BED	40	4,000
2-BED	20	4,000
3-BED	10	3,000
TOTAL	70	11,000

PARKING

TYPE	NUMBER	TOTAL SQ. FT.
STREET	10	1,000
LOT	40	4,000
TOTAL	50	5,000



Station Creek Planning, Inc.
 10000 Station Creek Road
 Suite 100, Station Creek, VA 22150
 Tel: 800-426-8888
 Fax: 800-426-8891
 Email: info@stationcreek.com

SITE TABULATION

Category	Area (Acres)	Area (Sq. Ft.)
Buildings	1.00	100,000
Parking	1.00	100,000
Landscaping	1.00	100,000
Other	1.00	100,000
Total	4.00	400,000

DWELLING UNIT TABULATION

Category	Count
Single-Family	100
Multi-Family	100
Total	200

REMARKS:
 1. ALL BUILDINGS SHALL BE CONSTRUCTED WITHIN THE SETBACKS SHOWN ON THIS PLAN.
 2. ALL PARKING SPACES SHALL BE CONSTRUCTED WITHIN THE SETBACKS SHOWN ON THIS PLAN.
 3. ALL LANDSCAPING SHALL BE CONSTRUCTED WITHIN THE SETBACKS SHOWN ON THIS PLAN.
 4. ALL OTHERS SHALL BE CONSTRUCTED WITHIN THE SETBACKS SHOWN ON THIS PLAN.

Overall Site Plan

Category	Area (Acres)	Area (Sq. Ft.)
Buildings	1.00	100,000
Parking	1.00	100,000
Landscaping	1.00	100,000
Other	1.00	100,000
Total	4.00	400,000



NO. 17-000000-0000
 10000 STATION CREEK ROAD, SUITE 100
 STATION CREEK, VA 22150
THE VILLAGE AT STATION PARK
 Preliminary Plan

OVERALL SITE PLAN

Category	Area (Acres)	Area (Sq. Ft.)
Buildings	1.00	100,000
Parking	1.00	100,000
Landscaping	1.00	100,000
Other	1.00	100,000
Total	4.00	400,000

applicable ordinances at the time of the application. However, if there is a compelling, countervailing public interest or the City has initiated proceedings to amend this Title or other applicable ordinances at the time of the application, then there shall be no vested rights.

12-3-040 Submission.

The Subdivider shall submit two copies of the proposed schematic plan to the City Planning Department. The Planning Department will determine if the appropriate plan is submitted, if the application is complete and if all the fees have been paid. If all requirements are met, a letter of acknowledgment will be provided by the Planning Department, and the Subdivider shall distribute plans, accompanied by the letter, for comment to all appropriate public and private entities.

The proposed schematic plan shall include the following items:

- (1) The proposed name of the subdivision.
- (2) A Subdivision Yield Plan pursuant to Chapter 12 of Title 11 if a Conservation Subdivision or a Planned Unit Development is proposed by the Applicant.
- (3) A vicinity plan showing significant natural and manmade features on the site and within five hundred (500) feet of any portion of it; the property boundaries of the proposed subdivision; the names of adjacent property owners; topographic contours at no greater interval than five (5) feet; and north arrow.
- (4) A proposed lot and street layout.
- (5) A description of the type of culinary and irrigation water system(s) proposed; also, documentation of water rights and secondary water shares.
- (6) A description of the size and location of sanitary sewer and stormwater drain lines and subsurface drainage.
- (7) A description of those portions of the property which are included in the most recent flood insurance rate maps prepared by FEMA.
- (8) The total acreage of the entire tract proposed for subdivision.
- (9) Proposed changes to existing zoning district boundaries or zoning classifications or conditional use permits, if any.

12-3-050 Notification.

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

PUBLIC HEARING: Bell Estates Schematic Plan

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

DAVE MILLENN
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Planning Intern

Date: September 20, 2013

SUBJECT: **BELL ESTATES SCHEMATIC PLAN**

RECOMMENDATION

Hold a public hearing and approve the schematic plan for the Bell Estates First Amended Conservation Subdivision consisting of 2 lots on 1.33 acres located at 744 S. Country Lane in an AE zone subject to all applicable Farmington City ordinances and development standards and pursuant to the conditions and findings recommended by the Planning Commission on September 17, 2013 as follows:

1. The City Manager determines what just compensation is for the waiver of the 14,484 square feet of open space, and the City Council approves the waiver prior to Final Plat approval.
2. A maximum of a 10' Public Right-of-Way for a potential pedestrian walkway shall be maintained until such time as the Davis School District begins construction of their new school on the property to the west.
3. There is an agreement recorded with the Final Plat that allows that the ROW and Easement be vacated when construction of the school begins if the School District will still not allow for an access trail, and a note is placed on the Final Plat referring to said agreement.

Findings for Approval:

1. The proposed subdivision is in substantial compliance with all subdivision and zoning requirements for schematic plan approval including;
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the AE zone for a conservation subdivision;
 - c. Description and preliminary layout of utilities and other services required.
2. The ROW will be needed for access for residential development if the plans for the new school do not go as planned.

BACKGROUND

The applicant is requesting a waiver of 14,484 s.f. of open space, the value of which will have to be determined by the City Manager and approved by the City Council prior to Final Plat. There is also a 55' ROW on the north of the property that the developer is hoping to have vacated because the need for said ROW is negated by Davis School District's plans to build an elementary school to the west of the property. The Planning Commission had some concerns about completely vacating the whole of the ROW and wished to recommend that 10' of this ROW be retained if the need for a pedestrian connection to the elementary school ever arises. For further information please see the Planning Commission staff report dated September 17, 2013.

Respectively Submitted

A handwritten signature in blue ink, appearing to read "Eric Anderson for".

Eric Anderson
Planning Intern

Concur

A handwritten signature in blue ink, appearing to read "Dave Millheim".

Dave Millheim
City Manager



Planning Commission Staff Report September 17, 2013

Item 3: Schematic Plan for the Bell Estates First Amended Conservation Subdivision

Public Hearing:	Yes
Application No.:	S-11-13
Property Address:	744 S Country Lane
General Plan Designation:	RRD (Rural Residential Density)
Zoning Designation:	AE (Agricultural Estates)
Area:	1.33 acres
Number of Lots:	2
Property Owner:	William Marc Bell
Agent:	Jerry Preston

Request: Applicant is requesting a recommendation for schematic plan approval for the Bell Estates First Amended Conservation Subdivision.

Background Information

The applicant, Jerry Preston, is requesting a recommendation for schematic plan approval for a 2-lot conservation subdivision on property located at 744 S Country Lane. This parcel is currently Lot 1 of the Bell Estates Subdivision. The underlying zone for this property is an AE zone, on which the developer is proposing a conservation subdivision which allows smaller lot sizes with an open space provision.

There is currently a 55' Public ROW and Easement across the north side of the property. This ROW was intended for a road to the west when the property develops in the future. Davis School District has purchased the property to the west for the purpose of constructing an elementary school. The access to the elementary school will be from a different direction through a road that has already been stubbed to the property. An agreement has been recorded to provide for all easements and the access road to be built when the school district is ready. Therefore, the developer is asking that the ROW be vacated on this property. There has been concern raised that if, for some reason, the plans for the school fall through and the property to the West is developed as residential, there may be need for this road. It is the recommendation of the City's Development Review Committee (DRC) to keep the ROW in place until the school is built. The Planning Department feels that, if the school plans fall through, the road in the ROW will be necessary to provide access to the property and prevent the creation of a block that is almost 1600 feet long.

The yield plan shows that 2 lots can be constructed. The AE zone requires a minimum lot size of ½ acre. A minimum lot size of 10,000 s.f. can be allowed in a conservation subdivision with a set-aside of 25% of the total area for open space. The developer is requesting a waiver of the open space provision, which would be 25% or .33 acres (14,484 s.f.), in exchange for just compensation paid to the City. Just compensation for this waiver will need to be determined by the City Manager and approved by the City Council before we can proceed with Preliminary Plat approval.

Section 11-12-065 allows for a waiver of any provision of this Chapter by a vote of not less than four (4) members of the City Council. (See full waiver provision in the ordinance)

All utilities required are in place except for the laterals required for the new lot.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve the proposed Schematic Plan for the Bell Estates First Amended Conservation Subdivision and recommend waiving the open space requirement in exchange for just compensation, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager determines what just compensation is for the waiver of the 14,484 s.f. of open space, and the City Council approves the waiver prior to Final Plat approval.
2. The 55' Public Right-of-Way and Easement on the original plat be maintained until such time as the Davis School District begins construction of their new school on the property to the west.
3. There is an agreement recorded with the Final Plat that vacates the ROW and Easement when construction of the school begins, and a note is placed on the Final Plat referring to said agreement.

Findings for Approval:

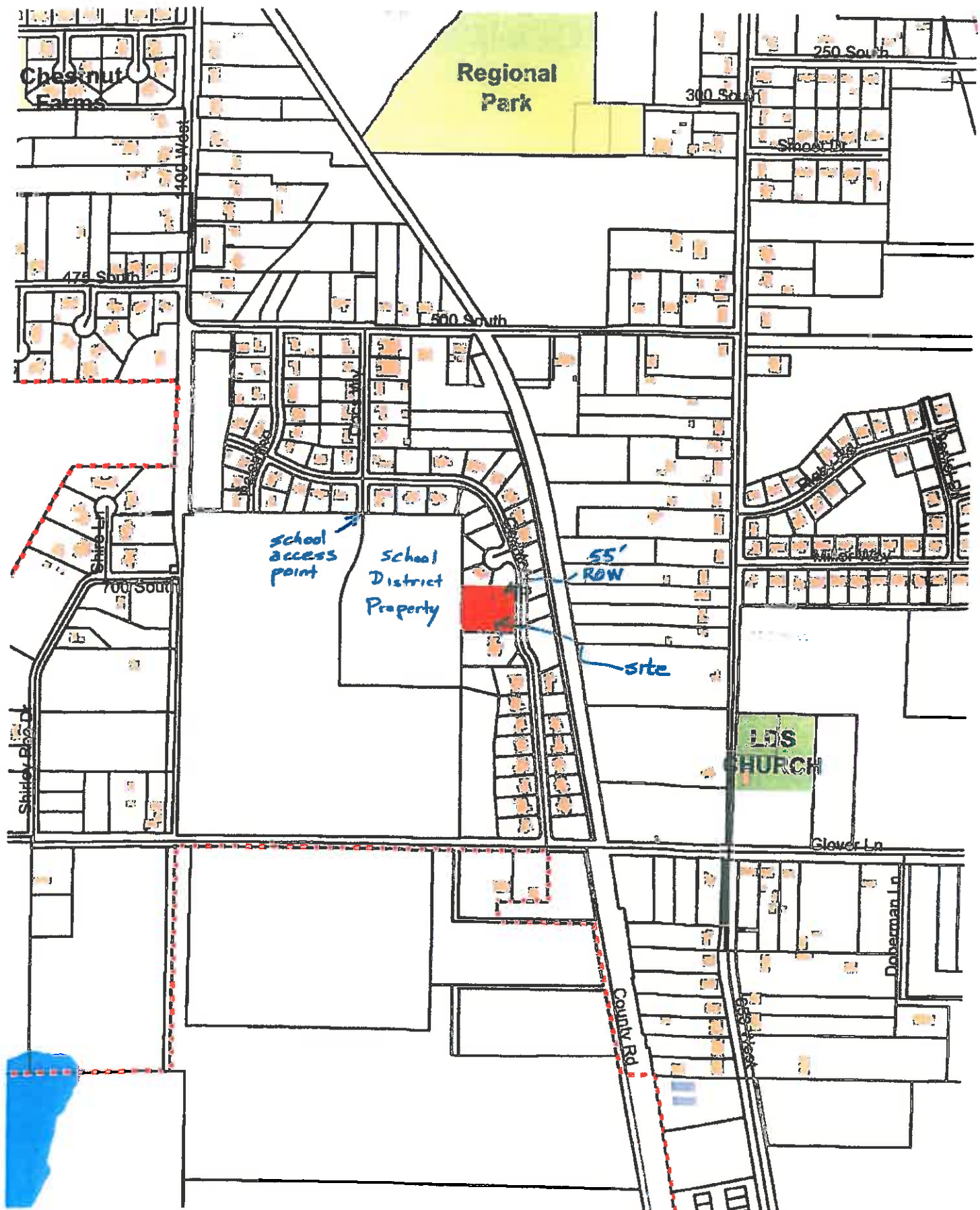
1. The proposed subdivision is in substantial compliance with all subdivision and zoning requirements for schematic plan approval including;
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the AE zone for a conservation subdivision;
 - c. Description and preliminary layout of utilities and other services required.
2. The ROW will be needed for access for residential development if the plans for the new school do not go as planned.

Supplemental Information

1. Vicinity Map
2. Bell Estates First Amended Conservation Subdivision Schematic Plan
3. Bell Estates Subdivision plat

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 7 – General Requirements for All Subdivisions
3. Title 11, Chapter 10 – Agricultural Zones
4. Title 11, Chapter 12 – Conservation Subdivision Development Standards

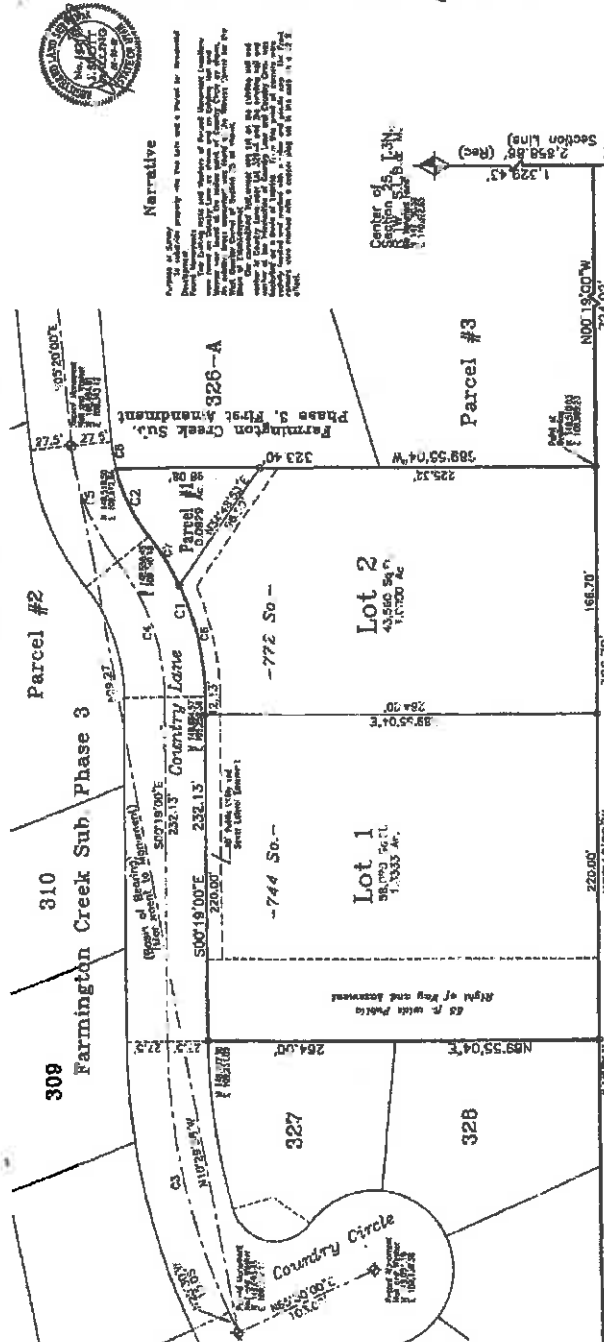


Bell Estates First Amended Vicinity Map

Balling Engineering

Bell Estates Subdivision **Planned Unit Development**

Including the former Parcel #4 of Farmington Creek Estates Phase III, First Amended Plat Being a Part of the N.W. 1/4 of Section 25, T.3N., R.1W., S.1.B. & M., Davis County, Utah



Narrative

Reference is made to the plat of the Bell Estates Subdivision, Planned Unit Development, being a part of the N.W. 1/4 of Section 25, T.3N., R.1W., S.1.B. & M., Davis County, Utah, and to the plat of the Farmington Creek Sub. Phase 3, being a part of the N.W. 1/4 of Section 25, T.3N., R.1W., S.1.B. & M., Davis County, Utah, both of which are on file in the office of the County Clerk of Davis County, Utah.

Surveyor's Certificate

I, the undersigned, being a duly licensed Surveyor of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records, and that the same is in accordance with the laws of the State of Utah relating to surveys.

Owner's Declaration

I, the undersigned, being the owner of the above described land, do hereby declare that the foregoing is a true and correct copy of the original survey as the same appears in my records, and that the same is in accordance with the laws of the State of Utah relating to surveys.

Acknowledgment

I, the undersigned, being a duly licensed Surveyor of the State of Utah, do hereby acknowledge the foregoing as a true and correct copy of the original survey as the same appears in my records, and that the same is in accordance with the laws of the State of Utah relating to surveys.

Acknowledgment

I, the undersigned, being a duly licensed Surveyor of the State of Utah, do hereby acknowledge the foregoing as a true and correct copy of the original survey as the same appears in my records, and that the same is in accordance with the laws of the State of Utah relating to surveys.

Notes

1. The area shown on this plat is the same as the area shown on the plat of the Farmington Creek Sub. Phase 3, being a part of the N.W. 1/4 of Section 25, T.3N., R.1W., S.1.B. & M., Davis County, Utah.

Curve Information

Station	Angle	Radius	Chord	Offset	Area
1+00.00	90.00°	100.00'	100.00'	0.00'	0.00
1+50.00	90.00°	100.00'	100.00'	0.00'	0.00
2+00.00	90.00°	100.00'	100.00'	0.00'	0.00
2+50.00	90.00°	100.00'	100.00'	0.00'	0.00
3+00.00	90.00°	100.00'	100.00'	0.00'	0.00
3+50.00	90.00°	100.00'	100.00'	0.00'	0.00
4+00.00	90.00°	100.00'	100.00'	0.00'	0.00
4+50.00	90.00°	100.00'	100.00'	0.00'	0.00
5+00.00	90.00°	100.00'	100.00'	0.00'	0.00
5+50.00	90.00°	100.00'	100.00'	0.00'	0.00
6+00.00	90.00°	100.00'	100.00'	0.00'	0.00
6+50.00	90.00°	100.00'	100.00'	0.00'	0.00
7+00.00	90.00°	100.00'	100.00'	0.00'	0.00
7+50.00	90.00°	100.00'	100.00'	0.00'	0.00
8+00.00	90.00°	100.00'	100.00'	0.00'	0.00
8+50.00	90.00°	100.00'	100.00'	0.00'	0.00
9+00.00	90.00°	100.00'	100.00'	0.00'	0.00
9+50.00	90.00°	100.00'	100.00'	0.00'	0.00
10+00.00	90.00°	100.00'	100.00'	0.00'	0.00

Farmington City Planning Commission Approval

Approved by: *[Signature]*
 Date: *[Date]*

Farmington City Engineer's Approval

Approved by: *[Signature]*
 Date: *[Date]*

Farmington City Attorney's Approval

Approved by: *[Signature]*
 Date: *[Date]*

Central Davis Sewer District Approval

Approved by: *[Signature]*
 Date: *[Date]*

Webster Basin Water Conservancy District Approval

Approved by: *[Signature]*
 Date: *[Date]*

Davis County Recorder

Recorded by: *[Signature]*
 Date: *[Date]*

Scale: 1" = 40'
 June, 2010

Legend

- Lot Boundary
- Block Boundary
- Section Boundary
- County Line
- State Line
- Water
- Highway
- Right of Way
- Utility
- Other

Boundary Description

The boundary of the above described land is as follows: ...

**FARMINGTON CITY
PLANNING COMMISSION MEETING
September 17, 2013**

WORK SESSION

***Present:** Chairman Bob Murri, Commissioners Brett Anderson, Kris Kaufman and Mack McDonald, Alternate Commissioner Rebecca Wayment, Community Development Director David Petersen, Planning Intern Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson, Brigham Mellor and Michael Nilson and Alternate Commissioner Nate Creer were excused.*

#3 – Plat Amendment Approval for Bell Estates

Applicant is requesting splitting parcel Lot 1 of the current Bell Estates Subdivision into 2 lots. Currently, there is a 55' Public ROW and Easement across the north side of the property. David Petersen explained it would be difficult to require a property owner to solely put the road in as it would be very expensive. Behind the property, the School District has purchased the property for a new elementary school and will not use the road. David Petersen said the School District already has funding for the school so development should be about a year out. The developer is requesting to vacate the ROW.

#4 – Schematic Plan Approval for Villa Susanna Conservation Subdivision

David Petersen explained the applicant is wanting to purchase the property at 1400 North and Main Street to build three homes, one to live in and two others for his children. He said that each lot fronts the road, but the applicant wants a common access drive in between the lots that the homes would face. He explained that the ordinance calls for a home to face the front of the road, but the applicant has agreed to make the sides and rear of the homes look like a front by including a nice door, light fixtures, etc. David Petersen also explained that a condition of the proposed motion is the applicant must have approved elevations by the Planning Commission prior to Final Plat approval. He also said the applicant has agreed to preserve the stairs to the former LDS church building that is located on the property. Kris Kaufman expressed concerns about cars entering 1400 North from the development's common access road. He explained visibility is limited to any of the oncoming traffic traveling down the hill on 1400 North. He wanted to know if there are any conditions for safety precautions that could be included in the motion. David Petersen said it could be included that the developer must work with the City traffic engineer on determining the most appropriate safety precautions to take.

#5 & #6 – Schematic Plan Approval and Zone Text Change for The Village at Station Park

David Petersen explained there are still issues with the utilities of the development. He and Eric Anderson explained some of the challenges the developer is facing. They feel confident a resolution will be reached in the next few days, however, they recommended tabling item #5 until it is reached. David Petersen also explained the chart provided in the staff report regarding the uses permitted in live/work units. He stated live/work units are permitted in the RMU zone and that the developer is specifically looking to attract neighborhood type services.

REGULAR SESSION

Present: *Chairman Bob Murri, Commissioners Brett Anderson, Kris Kaufman and Mack McDonald, Alternate Commissioner Rebecca Wayment, Community Development Director David Petersen, Planning Intern Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson, Brigham Mellor and Michael Nilson and Alternate Commissioner Nate Creer were excused.*

Previously on September 12, 2013, the Planning Commission meeting was cancelled at 7 p.m. The appropriate notices did not go out to the public prior to the meeting. The meeting was rescheduled for Tuesday, September 17, 2013, as shown in the minutes below. All public hearings commenced at that time, but the City still accepted written comments prior to September 17, 2013.

#1 – Minutes

Mack McDonald made a motion to approve the Minutes of the August 29, 2013 Planning Commission meeting. **Kris Kaufman** seconded the motion which was unanimously approved.

#2 – City Council Report

Eric Anderson provided a report from the City Council meeting on September 3, 2013. He stated the Council approved the Kestrel Bay Estates Schematic Plan with the 450 South connection. The Council, however, did not require any additional connections to 620 South as per the Planning Commission's recommendation. The Final Plat approvals for the Miller Meadows Phase 5 and Oakwood Estates Phase 6 were also approved.

SUBDIVISION APPLICATIONS

#3. Jerry Preston (Public Hearing) – Applicant is requesting a recommendation for Plat Amendment approval for Bell Estates (2 lots) on 1.33 acres located at 744 South Country Lane in an AE zone. (S-11-13)

Eric Anderson explained the developer is proposing a conservation subdivision which allows for smaller lot sizes with an open space provision. To the north of the applicant's property is a 55' ROW and Easement to allow a connection to the property directly west of the development. The Davis School District has now purchased the property just west of the development and has plans to build a new elementary school there. Access to the school will be from a different direction. The developer is requesting that the ROW be vacated on this property. If the plans for the school fall through and the property is later developed as residential, then the City will need the 55' ROW. Also, the developer is asking for a waiver of the open space provision.

Jerry Preston, 347 East 100 North, is representing the owner of the property, Mark Bell. He explained the property was originally developed as 2 lots; Mr. Bell lives on Lot 2. He is requesting to split Lot 1 into 2 lots. They are moving forward with the development since the elementary school has already been approved and budget has been set aside. Once the school is built, there will be no use for the road. In the rare event the School District does not build there, he explained there are at least 5 other potential access roads to the property.

Brett Anderson asked if there is a need for an access trail to the school instead of the 55' ROW. **Jerry Preston** said he and **David Petersen** called the School District. The School District has done away with access trails and they do not want any more built.

Bob Murri opened the Public Hearing at 7:20 p.m.

No comments were received.

Bob Murri closed the Public Hearing at 7:20 p.m.

Mack McDonald is uncomfortable giving up the ROW without seeing conceptual plans for the development from the School District. **Eric Anderson** explained if the elementary school is built, there are no plans to develop the road, nor do they want the road. He said the school already has funding; it is mostly a done deal. **Mack McDonald** still believes it is too early to vacate the ROW.

Kris Kaufman asked for further clarification on how the lots will be split. He said it looks as though the lots are big enough as is, as shown in the Bell Estates plan in the staff report, with the 55' ROW. **Jerry Preston** clarified the plan Kris is referring to is the current subdivision; the desire is to split Lot 1 from 1.33 acres into 2 lots which would be approximately .67 acre each as shown in the proposed plan in the staff report.

Brett Anderson asked what the City's intentions were with the 55' ROW. **David Petersen** explained the City proposed the 55' ROW because they did not know how the land to the west of the applicant's property would be developed. The City wanted to ensure there was another way out. He explained customarily when a property owner develops, it is their responsibility to put the ROW in; however, it would be a large burden to place on the property owner in this circumstance so an easement was placed over it in hopes the future developer of the Diument property would build the road. He stated now looking at the situation, it would be very difficult for the City to require a developer to build an off-site local street. Once the School District purchased the property, they stated they do not want the road or an access trail.

Kris Kaufman asked if the School District could change their opinion on access trails once the board members are changed. **David Petersen** said maybe yes. **Jerry Preston** said they are open to putting a trail, but if the School District is going to block it off, then there is no point.

David Petersen suggested a good compromise may be to have condition #2 of the proposed motion be amended to read property for a pedestrian trail be maintained until such a time when the School District begins construction, then if the School District is still against the trail, the property can then be vacated back over to the property owner.

Motion:

Kris Kaufman made a motion that the Planning Commission recommend that the City Council approve the proposed Schematic Plan for the Bell Estates First Amended Conservation Subdivision and recommend waiving the open space requirement in exchange for just compensation, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager determines what just compensation is for the waiver of the 14,484 square feet of open space, and the City Council approves the waiver prior to Final Plat approval.

2. A maximum of 10' Public Right-of-Way for a potential pedestrian walkway shall be maintained until such time as the Davis School District begins construction of their new school on the property to the west.
3. There is an agreement recorded with the Final Plat that allows that the ROW and Easement be vacated when construction of the school begins if the School District will still not allow for an access trail, and a note is placed on the Final Plat referring to said agreement.

Rebecca Wayment seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed subdivision is in substantial compliance with all subdivision and zoning requirements for schematic plan approval including;
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the AE zone for a conservation subdivision;
 - c. Description and preliminary layout of utilities and other services required.
2. The ROW will be needed for access for residential development if the plans for the new school do not go as planned.

#4. Frank McCullough/Alan Bruun (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Villa Susanna Conservation Subdivision (3 lots) on .88 acres located at the northeast corner of 1400 North and Main Street in an LR-F zone. (S-14-13)

Eric Anderson said the applicant is proposing a total of 3 lots on .88 acres that will include a shared drive that will service all 3 lots from 1400 North. Applicant is requesting a waiver for the open space requirement as well as a waiver for the 80' buffer from all external roads (IE: Main Street). Any waivers must be approved by City Council. Staff has also recommended the front steps to the historic LDS church building that used to be located on the property be preserved for the cultural heritage of the City. Before the Final Plat is approved, staff has also requested the applicant submit final elevations to the Commission to be approved.

Mike Evans, 232 East 1875 North, Centerville, is looking to purchase the property and develop homes on the 3 lots; one home for him to live in and two for his children. Although they didn't expect so many challenges in obtaining this property, he is excited and looking forward to making this work.

Brett Anderson asked Mr. Evans if he has any concerns with the City's requirements that the sides of the homes facing the road have a frontage appearance. **Mike Evans** said no; he provided two home renderings, including how the current designs of the back of the homes have a frontage appearance. **Bob Murri** asked the proposed square footage of the homes. **Mr. Evans** said the smaller one is approximately 2600 square feet on the main level and has an unfinished basement. The larger home is approximately 7000 square feet.

Also included in the pictures was an image of a stone textured concrete wall. **Kris Kaufman** asked for more information regarding the wall. **Mike Evans** explained they would like to place a sound barrier wall behind the current 3' wall along Main Street to decrease the traffic noise. They don't have exact details on how tall the wall will be or what the City requires; they just like the look of this specific sound barrier wall. They would also like to keep as many of the mature trees behind the current 3' wall by placing the sound wall behind those trees.

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

PUBLIC HEARING: Villa Susanna Schematic Plan

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RIIZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

DAVE MÜLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Planning Intern

Date: September 20, 2013

SUBJECT: **VILLA SUSANNA SCHEMATIC PLAN**

RECOMMENDATION

Hold a public hearing and approve the schematic plan for the Villa Susanna Conservation Subdivision consisting of 3 lots on .88 acres located at the northeast corner of 1400 North and Main Street in an LR-F zone subject to all applicable Farmington City ordinances and development standards and the conditions and findings recommended by the Planning Commission on September 17, 2013 as follows:

1. The City Council must approve a waiver of the open space requirement and setback requirements related to Sections 11-12-090 (f) and Section 11-12-100 (b) and (d) of the Farmington City Zoning Ordinance as referenced in the Staff Report. The City must receive just compensation or other consideration for the waiver of open space as per Sections 11-12-065 and 11-12-068.
2. The Final Plat must show a perpetual access easement to lot 2 of no less than 12' that is wholly on lot 1 or 3.
3. The developer shall record a reciprocal access easement common to all three lots at least 20' in width, this must also be shown on the final plat.
4. Main Street and 1400 North building elevations and landscaping and access plan shall be reviewed and approved by the Planning Commission prior to consideration of the Final Plat.
5. The front steps on Main Street shall be preserved.
6. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.
7. The property owner will work with the City traffic engineer to take all reasonable safety precautions that could be placed on 1400 North from the common access drive of the Villa Susanna subdivision.

Findings for Approval:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including:
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the LR-F zone;
 - c. Description and preliminary layout of utilities and other services required;
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
4. The motion ensures that building will appropriately front Main Street and 1400 North and not compromise the appearance of the corridor.
5. By preserving the steps, an historical reminder will remain of the church that existed on the site, this meets the goals of the General Plan.

BACKGROUND

The applicant will need to provide access to lot 2, and will need to show a perpetual easement on the Final Plat before approval. The applicant is requesting a waiver of the open space requirement, the value of which will have to be determined by the City Manager and approved by the City Council prior to Final Plat. The applicant is also requesting a waiver of the City's setback requirements. For further information please see the Planning Commission staff report dated September 17, 2013.

Respectively Submitted



Eric Anderson
Planning Intern

Concur



Dave Millheim
City Manager



Planning Commission Staff Report September 17, 2013

Item 4: Schematic Plan for the Villa Susanna Conservation Subdivision

Public Hearing:	Yes
Application No.:	S-14-13
Property Address:	NE Corner of 1400 North and Main
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential - Foothill)
Area:	.88 Acres
Number of Lots:	3
Property Owner:	Susan Maughn
Agent:	Frank McCullough/Alan Bruun

Request: Applicant is requesting a recommendation for approval of a Schematic Plan for the Villa Susanna Conservation Subdivision.

Background Information

The applicant, Frank McCullough, is requesting a recommendation for schematic plan approval for a minor 3-lot conservation subdivision on property located at approximately 1400 North and Main Street. The proposed schematic plan contains a total of 3 lots on .88 acres of property. The underlying zone for this property is an LR-F zone. The approval process for this conservation subdivision consists of a Schematic Plan and Final Plat.

There is an issue related to access from a shared driveway that will service all 3 lots from 1400 North. This driveway will have a perpetual easement straddling the property line between lot 1 and 3, giving guaranteed access to lot 2 in perpetuity. The Developer will have to make the driveway at least 20' wide to accommodate fire trucks and to ensure that the perpetual easement is wide enough for shared access.

As set forth in Section 11-28-05 (a) of the Zoning Ordinance, main buildings must face front or the street. But the applicant is proposing that the single family dwellings face in, not out. Staff is alright with this so long as the face of the buildings exposed to the street are made to look like a "front".

The development of the property represents an infill project. Therefore, the applicant is requesting a waiver for the following:

1. The 10% open space requirement in the LR Zone;
2. Section 11-12-100 (b) of the Zoning Ordinance, which states: "Buffer from Road. All new dwellings shall be arranged and located a minimum of eighty (80) feet from all external roads

with a functional classification higher than a local street." The dwellings are closer than 80' to Main Street, which is a collector road; this provision will need to be waived as the dwellings are closer than 80';

3. Section 11-12-100 (d) of the Zoning Ordinance states: "Access: Houselots shall be accessed from interior streets, rather than from roads bordering the tract". This provision will have to be waived in order to allow access to lots off of 1400 North.

Suggested Motion:

Move that the Planning Commission recommend that the City Council approve the proposed Schematic Plan for the Villa Susanna Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Council must approve a waiver of the open space requirement and setback requirements related to Sections 11-12-090 (f) and Section 11-12-100 (b) and (d) of the Farmington City Zoning Ordinance as referenced in the Staff Report. The City must receive just compensation or other consideration for the waiver of open space as per Sections 11-12-065 and 11-12-068.
2. The Final Plat must show a perpetual access easement to lot 2 of no less than 12' that is wholly on lot 1 or 3.
3. The developer shall record a reciprocal access easement common to all three lots at least 20' in width, this must also be shown on the final plat.
4. Main Street and 1400 North building elevations and a landscaping and access plan shall be reviewed and approved by the Planning Commission prior to consideration of the Final Plat.
5. The front steps on Main Street shall be preserved.
6. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.

Findings for Approval:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including;
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the LR-F zone;
 - c. Description and preliminary layout of utilities and other services required;
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
4. The motion ensures that building will appropriately front Main Street and 1400 North and not compromise the appearance of the corridor.
5. By preserving the steps, an historical reminder will remain of the church that existed on the site, this meets the goals of the General Plan.

Supplemental Information

1. Vicinity Map
2. Villa Susanna Schematic Plan

Applicable Ordinances

1. Title 12, Chapter 3 – Schematic Plan
2. Title 12, Chapter 5 – Minor Subdivisions
3. Title 12, Chapter 7 – General Requirements for All Subdivisions
4. Title 11, Chapter 11 – Single Family Residential Zones
5. Title 11, Chapter 12 – Conservation Subdivision Development Standards
6. Title 11, Chapter 28 – Supplementary and Qualifying Regulations



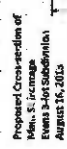
Farmington City



Source: Aerial Photo, 2018, provided by
Farmington City Planning Dept.

**for Farmington City
August 20, 2013**

100



HILL & ARGYLE, Inc.
A
Engineering and Surveying

Lot Lines, Access Easement, Setbacks, Dwelling placement and Main St Cross-section, added by Owner, August 20, 2013

**FARMINGTON CITY
PLANNING COMMISSION MEETING
September 17, 2013**

WORK SESSION

***Present:** Chairman Bob Murri, Commissioners Brett Anderson, Kris Kaufman and Mack McDonald, Alternate Commissioner Rebecca Wayment, Community Development Director David Petersen, Planning Intern Eric Anderson and Recording Secretary Lara Johnson. Commissioners Brad Dutson, Brigham Mellor and Michael Nilson and Alternate Commissioner Nate Creer were excused.*

#3 – Plat Amendment Approval for Bell Estates

Applicant is requesting splitting parcel Lot 1 of the current Bell Estates Subdivision into 2 lots. Currently, there is a 55' Public ROW and Easement across the north side of the property. David Petersen explained it would be difficult to require a property owner to solely put the road in as it would be very expensive. Behind the property, the School District has purchased the property for a new elementary school and will not use the road. David Petersen said the School District already has funding for the school so development should be about a year out. The developer is requesting to vacate the ROW.

#4 – Schematic Plan Approval for Villa Susanna Conservation Subdivision

David Petersen explained the applicant is wanting to purchase the property at 1400 North and Main Street to build three homes, one to live in and two others for his children. He said that each lot fronts the road, but the applicant wants a common access drive in between the lots that the homes would face. He explained that the ordinance calls for a home to face the front of the road, but the applicant has agreed to make the sides and rear of the homes look like a front by including a nice door, light fixtures, etc. David Petersen also explained that a condition of the proposed motion is the applicant must have approved elevations by the Planning Commission prior to Final Plat approval. He also said the applicant has agreed to preserve the stairs to the former LDS church building that is located on the property. Kris Kaufman expressed concerns about cars entering 1400 North from the development's common access road. He explained visibility is limited to any of the oncoming traffic traveling down the hill on 1400 North. He wanted to know if there are any conditions for safety precautions that could be included in the motion. David Petersen said it could be included that the developer must work with the City traffic engineer on determining the most appropriate safety precautions to take.

#5 & #6 – Schematic Plan Approval and Zone Text Change for The Village at Station Park

David Petersen explained there are still issues with the utilities of the development. He and Eric Anderson explained some of the challenges the developer is facing. They feel confident a resolution will be reached in the next few days, however, they recommended tabling item #5 until it is reached. David Petersen also explained the chart provided in the staff report regarding the uses permitted in live/work units. He stated live/work units are permitted in the RMU zone and that the developer is specifically looking to attract neighborhood type services.

2. A maximum of 10' Public Right-of-Way for a potential pedestrian walkway shall be maintained until such time as the Davis School District begins construction of their new school on the property to the west.
3. There is an agreement recorded with the Final Plat that allows that the ROW and Easement be vacated when construction of the school begins if the School District will still not allow for an access trail, and a note is placed on the Final Plat referring to said agreement.

Rebecca Wayment seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed subdivision is in substantial compliance with all subdivision and zoning requirements for schematic plan approval including;
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the AE zone for a conservation subdivision;
 - c. Description and preliminary layout of utilities and other services required.
2. The ROW will be needed for access for residential development if the plans for the new school do not go as planned.

#4. Frank McCullough/Alan Bruun (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Villa Susanna Conservation Subdivision (3 lots) on .88 acres located at the northeast corner of 1400 North and Main Street in an LR-F zone. (S-14-13)

Eric Anderson said the applicant is proposing a total of 3 lots on .88 acres that will include a shared drive that will service all 3 lots from 1400 North. Applicant is requesting a waiver for the open space requirement as well as a waiver for the 80' buffer from all external roads (IE: Main Street). Any waivers must be approved by City Council. Staff has also recommended the front steps to the historic LDS church building that used to be located on the property be preserved for the cultural heritage of the City. Before the Final Plat is approved, staff has also requested the applicant submit final elevations to the Commission to be approved.

Mike Evans, 232 East 1875 North, Centerville, is looking to purchase the property and develop homes on the 3 lots; one home for him to live in and two for his children. Although they didn't expect so many challenges in obtaining this property, he is excited and looking forward to making this work.

Brett Anderson asked Mr. Evans if he has any concerns with the City's requirements that the sides of the homes facing the road have a frontage appearance. **Mike Evans** said no; he provided two home renderings, including how the current designs of the back of the homes have a frontage appearance. **Bob Murri** asked the proposed square footage of the homes. **Mr. Evans** said the smaller one is approximately 2600 square feet on the main level and has an unfinished basement. The larger home is approximately 7000 square feet:

Also included in the pictures was an image of a stone textured concrete wall. **Kris Kaufman** asked for more information regarding the wall. **Mike Evans** explained they would like to place a sound barrier wall behind the current 3' wall along Main Street to decrease the traffic noise. They don't have exact details on how tall the wall will be or what the City requires; they just like the look of this specific sound barrier wall. They would also like to keep as many of the mature trees behind the current 3' wall by placing the sound wall behind those trees.

Mike Evans also explained how they plan to preserve the historic LDS church building stairs. They would like to mount the cornerstone, which says erected 1918, to the back of the stairs. Commissioners also suggested having a plaque with a possible picture and description of the former LDS church building so others would know the significance of the stairs. **Mike Evans** said he is happy to entertain the idea based on cost.

Bob Murri opened the public hearing at 7:56 p.m.

Frank McCullough, 1553 North Ridgeview Cir., has been working with the current property owner to get the previous building on the property to come down and move forward the property's development. He is pleased to have the Evans family looking to build this subdivision; he feels it will be well maintained and will help property values to be higher. All sewer, water and other utilities have already been completed with the previously proposed PUD. This subdivision will use these same plans. He also is very excited about the plans to preserve the original stairs of the LDS church building.

Nathan Wolfley, 1603 Charlene Dr., Bountiful, is the son-in-law to Mike Evans. He will be building one of the homes in the 3 lots. He grew up in Farmington and is excited at the possibility of moving back. He looks forward to working with the City to make this development happen.

Bob Murri closed the public hearing at 8:00 p.m.

Kris Kaufman expressed concern with the development's common access onto 1400 North. He is concerned about oncoming traffic of 1400 North as visibility is very limited. He would like a condition on the motion that all reasonable safety precautions are looked at by the City's traffic engineer.

Mack McDonald asked Mr. Evans why he would like a sound wall along Main Street. **Mike Evans** explained he feels the noise from Main Street is one of the negatives to the property. He feels the sound wall is a necessity. He said to also keep in mind it is not a large "wall," but will look more like a fence. **Frank McCullough** said a sound wall typically cuts down approximately 30-40% of the noise. Building something like this would help preserve the value of the property. **Mack McDonald** is concerned about how the wall will look along Main Street.

Motion:

Kris Kaufman made a motion that the Planning Commission recommend that the City Council approve the proposed Schematic Plan for the Villa Susanna Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Council must approve a waiver of the open space requirement and setback requirements related to Sections 11-12-090 (f) and Section 11-12-100 (b) and (d) of the Farmington City Zoning Ordinance as referenced in the Staff Report. The City must receive just compensation or other consideration for the waiver of open space as per Sections 11-12-065 and 11-12-068.
2. The Final Plat must show a perpetual access easement to lot 2 of no less than 12' that is wholly on lot 1 or 3.

3. The developer shall record a reciprocal access easement common to all three lots at least 20' in width, this must also be shown on the final plat.
4. Main Street and 1400 North building elevations and landscaping and access plan shall be reviewed and approved by the Planning Commission prior to consideration of the Final Plat.
5. The front steps on Main Street shall be preserved.
6. Public improvement drawings, including a grading and drainage plan, shall be reviewed and approved by the Farmington City Public Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.
7. The property owner will work with the City traffic engineer to take all reasonable safety precautions that could be placed on 1400 North from the common access drive of the Villa Susanna subdivision.

Rebecca Wayment seconded the motion. Commissioners Bob Murri, Brett Anderson, Kris Kaufman and Rebecca Wayment approved the motion. Commissioner Mack McDonald denied it.

Findings for Approval:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including:
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the LR-F zone;
 - c. Description and preliminary layout of utilities and other services required;
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.
4. The motion ensures that building will appropriately front Main Street and 1400 North and not compromise the appearance of the corridor.
5. By preserving the steps, an historical reminder will remain of the church that existed on the site, this meets the goals of the General Plan.

#5. Henry Walker Homes – Applicant is requesting a recommendation for Schematic Plan approval for The Village at Station Park subdivision (128 lots) on 12.11 acres located at the northwest corner of Clark Lane and 1100 West in an RMU zone. (S-10-13)

Eric Anderson explained this is the same Schematic Plan that was before the Commission on August 29, 2013. The item was tabled due to unresolved conflicts with the utilities and the petroleum/gas lines. The item has still not been resolved; staff recommends tabling the item until the next Planning Commission meeting.

Leslie Mascaro, 14547 South Hedgerose Dr., Herriman, representative for Henry Walker Homes (HWH), said she is available to answer any questions from the Commission.

Kris Kaufman wondered if she has any problems tabling this item until the next meeting. **Leslie Mascaro** would like the staff to feel comfortable with the plans so she does not have any issues tabling this item.

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

S U B J E C T: Proposal to Supply Lagoon Water Park with Community Center Well

ACTION TO BE CONSIDERED:

City Staff recommends forgoing this project, but continue efforts to clean the water to a satisfactory state to be used city wide.

GENERAL INFORMATION:

See enclosed memorandum from Larry Famuliner, Water Superintendent.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

Memorandum

To: Dave Millheim, City Manager

From: Larry Famuliner, Water Superintendent

Date: September 12, 2013

SUBJECT: Proposal to supply Lagoon Water Park with Community Center Well

In researching the proposal to supply water from our new well to Lagoon, for use in their water park, we first looked at the infrastructure this project would require. A dedicated eight inch water main would need to be installed from the intersection of State St. and Main St. continuing west to 200 West then north to the water park. This line would cross under Farmington Creek.

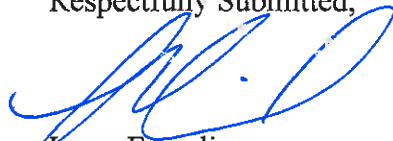
We have compiled the seven bids from the Bayview Water Line project and averaged them based on laying water main only. Kilgore Contracting and others have also been contacted to obtain other pricing. The total estimated cost would be **\$179,000.**

City staff recommends forgoing this project, but continue in our efforts to clean the water to a satisfactory state to be used city wide.

Additionally Lagoon used 39 million gallons annually from the city at their peak consumption. Currently Lagoon is supplying 100% of their water consumption with their own wells inside the park. The Community Center well has the capacity to produce over 250 million gallons annually at 500 gallons per minute.

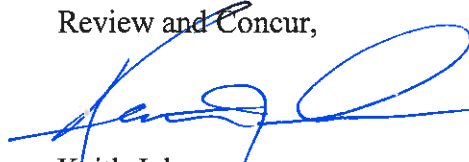
We remain optimistic in our efforts to find solutions for this well and welcome ideas and thoughts as we continue this process.

Respectfully Submitted,



Larry Famuliner
Water Superintendent

Review and Concur,



Keith Johnson
Assistant City Manager

Cost Estimate for 8" PVC Waterline

* Based on average of (7) contractor Bids received for Bay View Drive

<u>ITEM</u>	<u>Unit Cost</u>	
Connect to Existing 8" Waterline	\$2300 EA	\$2300
8x8x8 Tee	\$750 EA	\$750
(3) 8" gate Valves w/ Valve Box and Collar	\$1700 Ea	\$5100
8" Bends	\$500 EA	\$2000
8" PVC	\$46/LF	\$115000
Disinfection	\$2300 LS	\$2300
Testing	\$2300 LS	\$2300

Other Items to Consider/Include

Mobilization	\$2500
Traffic Control	\$1000
Asphalt Patch	\$30000
Farmington Creek Crossing	\$15000
Paint Striping	\$750
Total	<u>\$179000</u>

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

S U B J E C T: Proposed Tanner Property Annexation

ACTION TO BE CONSIDERED:

Approve the enclosed resolution accepting the proposed Tanner Annexation for further consideration.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 20, 2013

SUBJECT: **PROPOSED TANNER PROPERTY ANNEXATION (#A-2-13)**

RECOMMENDATION

Approve the enclosed resolution accepting the proposed Tanner Annexation for further consideration.

BACKGROUND

The Community Development Department received a petition from Norman L. Frost/Ovation Homes requesting annexation of the Tanner Trading Co. property into the corporate limits of Farmington City (approx. 23.5 acres north of 1800 North and east of Haight Creek). To start an annexation a municipality must accept by resolution a petition for further study [note: a city may also reject such petitions]; if the City Recorder certifies the petition, which must be done within in 30 days of acceptance, a public notice and hearing process begin as set forth in State Law.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

RESOLUTION NO. 2013 - _____

**A RESOLUTION RECEIVING AN ANNEXATION PETITION FROM
NORMAN L. FROST REPRESENTING OVATION HOMES FOR
CONSIDERATION BY FARMINGTON CITY.**

WHEREAS, Farmington City has received a petition from North L. Frost representing Ovation Homes hereinafter referred to as the "Petitioner", requesting the annexation of 23.5 acres of unincorporated territory in Davis County, which would extend the existing corporate limits of Farmington City, hereinafter referred to as the "Petition", a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the Petition is signed by the owners of a majority of the private land area within the area proposed for annexation, and said owners' property is equal in value to at least one-third (1/3) of the value of all private real property within the area proposed for annexation as shown by the last assessment rolls of Davis County; and

WHEREAS, Petitioners have submitted to the City a plat for the territory proposed to be annexed; and

WHEREAS, the territory described in the Petition lies contiguous to the corporate limits of Farmington City and is a contiguous area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON, STATE OF UTAH, AS FOLLOWS:

Section 1. Petition Received for Consideration. The City Council hereby receives the Petition for Annexation filed by Norman L. Frost for consideration.

Section 2. Decision to Certify. The City Recorder of Farmington City is hereby directed, with the assistance of the City Attorney and the Davis County Clerk, Davis County Surveyor, and Davis County Recorder, to determine whether the Petition meets the requirements of subsections 10-2-403(2), (3) and (4), of the Utah Code Annotated. If the City Recorder determines that the Petition meets those requirements, the City Recorder is further directed to certify the Petition and to send notice of that certification in writing to the City Council and the contact sponsor of the Petition. If the City Recorder determines that the Petition does not meet those requirements, the City Recorder is further directed to reject the Petition and notify the City Council and the contact sponsor in writing of the rejection and the reasons for the rejection. In the event the petition is certified, the City Recorder is also directed to refer the Petition to the Farmington City Planning Commission for consideration and recommendation of the proposed Zoning Designation of the area to be annexed.

Section 3. No Vested Rights. Nothing in this Resolution or in any other act, omission or representation of the City shall be construed to vest Petitioners with rights to compel annexation of the said property, to bind the City Council to finally approve the Petitioners' annexation, to vest the Petitioners with rights to develop under particular zoning, subdivision

or development ordinances, or to require Farmington City to provide any municipal services or to exercise jurisdiction over the area, until such time as decisions to annex and extend the corporate limits have been made and all annexation formalities and documentation have been completed, including the preparation of the final annexation plat according to the City Engineer's specification, appropriate ordinances, annexation agreements, and documentation verifying the sufficiency of the Petition.

Section 4. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon passage.

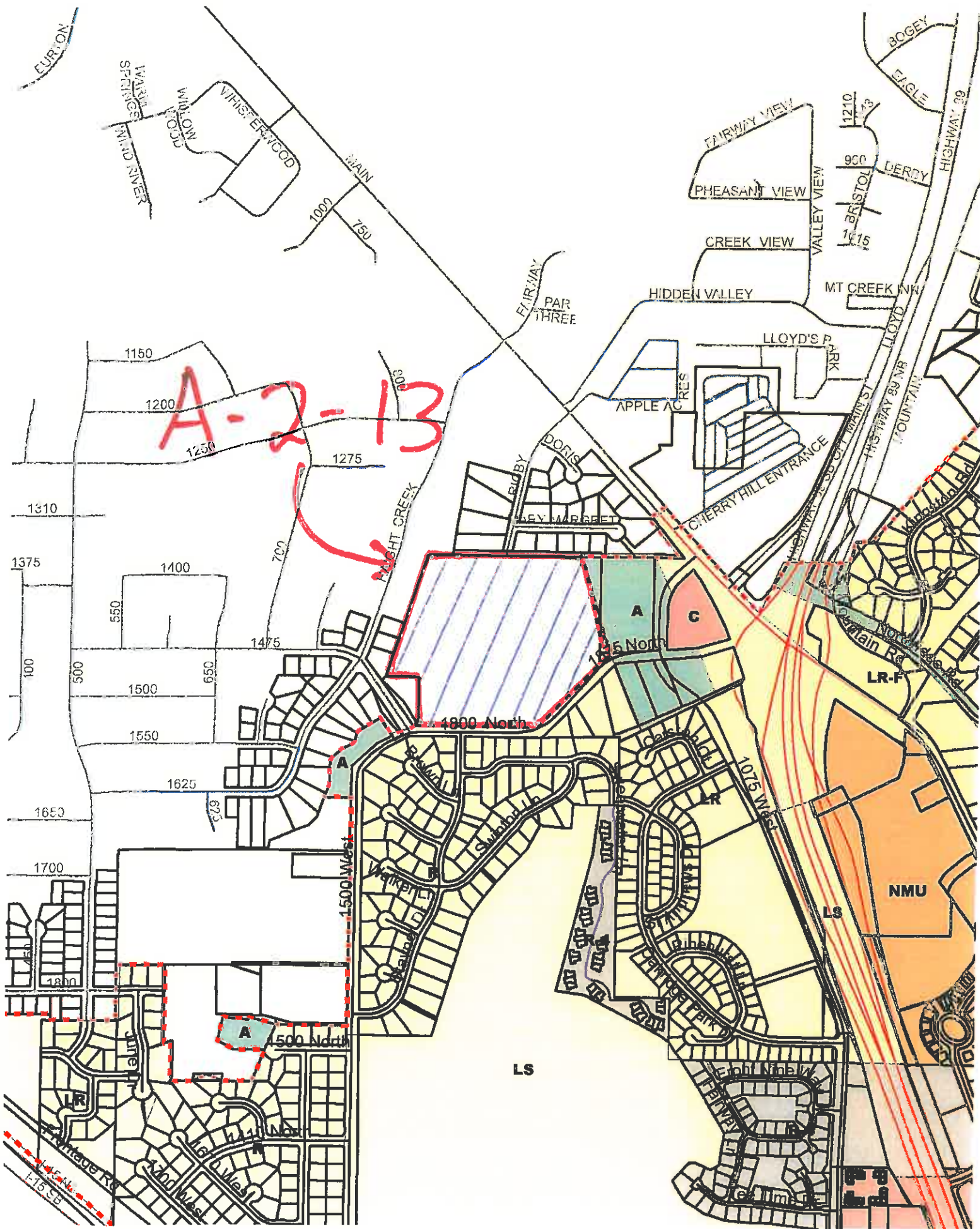
PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, ON THIS 1st DAY OF OCTOBER, 2013.

FARMINGTON CITY CORPORATION

Scott C. Harbertson
Mayor

ATTEST:

Holly Gadd
City Recorder



CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

S U B J E C T: Minute Motion Approving Summary Action List

1. Approval of Minutes from September 3, 2013 and September 17, 2013
2. Re-Approval of a Plat Amendment for Farmington Hills East Plat B
3. Maverik Hold Harmless Agreement
4. Farmington Station Plat Amendment
5. Request for Exemption from Curbside Recycling Program

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON CITY COUNCIL MEETING

Tuesday, September 3, 2013

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey

Street Lighting Replacement Contract with Seimens

Dave Millheim explained that this item is on the Summary Action List, and if it is approved, the **Mayor** will execute the performance agreement with Siemens Industry, Inc., and the City will accept the equipment financing proposal from PNC Finance in the amount of \$549,010.69. The necessary documents to allow the retrofit and/or replacement of existing fixtures with induction technology for all City street lights will then be prepared.

West Davis Corridor (WDC)

Dave Millheim reported that Attorney **Jeff Appel** will complete his study of the WDC draft EIS at the end of the week; however, he prepared a handout with several talking points for tonight's meeting. **Mr. Millheim** advised the Council to highlight the key points so they would be prepared to answer questions from residents and said there are three valid points: (1) UDOT used predisposed positions; (2) the EIS process was supposed to take into account the local area; and (3) the Audobon Society's wetland consultant said they are doing all they can to protect properties under Section 4(f) because they are tired of UDOT using conservation easements as the landing place for highways. He asked the Council to publicly state (during the regular session) their opinions and approve a motion requesting that City staff post the document on the City's website.

Update on Main Street Well

Mayor Harbertson said there will not be a formal discussion of this issue during the regular session but the consultants have completed their initial testing and will present their proposal in a meeting with residents at the end of the week. **Dave Millheim** said the proposal will include a pilot program to treat the water on site for 2 months. The Main Street Well is currently offline and will remain off for some time. He advised the Council not to make any commitments to residents prior to the results of the pilot program.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by **Dave Millheim** and the Pledge of Allegiance was led by **Cory Ritz**.

PUBLIC HEARING:

Local Consent for Citadel Broadcasting Corp. Event Permit “Temporary Beer”

The Public Hearing opened at 7:10 p.m. There were no comments and it was closed.

Jim Young asked if the City would receive any consideration, and the City Manager said no, but the main concerns have been addressed—there will be adequate security, and unrestricted access will be given to the Farmington Police Department.

Motion:

John Bilton made a motion to approve the Event Permit “Temporary Beer” Local Consent Forms for Citadel Broadcasting Corp. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton**, **Ritz**, **Roybal**, and **Talbot**. **Jim Young** did not approve the motion or comment on his vote.

PRESENTATION OF PETITIONS AND REQUESTS:

Waiver Request for Water Meter Fees

Mayor Harbertson explained that the City received a letter from **Hadyn Call** who requested a waiver of the \$300 fee to relocate the meter from inside his home to the curb. **Cory Ritz** said \$300 is a very reasonable price; other Council Members agreed.

Motion:

Jim Young made a motion to deny the request to waive the water meter fee for relocating the meter from inside the house to the curb. **John Bilton** seconded the motion which was unanimously approved.

Schematic Plan for the Kestrel Bay Estates PUD Subdivision

Mayor Harbertson said he appreciated the previous meeting that was held and the chance to study this issue in greater detail. The developer did a traffic/pedestrian count in June, and he and **Jim Talbot** studied the area during the last few days with the following results:

450 S between 7:00 a.m. and 9:00 a.m.

Pedestrians on the south side:	June: 11	August: 11
Pedestrians on the north side:	June: 1	August: 19
Pedestrians in the road:	June: 30	August: 26
Scooters and skateboards:	June: 7	August: 4
Bicycles:	June: 36	August: 31
Vehicles:	June: 137	August: 72

620 S (between 7:00 a.m. and 9:00 a.m.)

Cars traveling east/west:	176
Cars traveling north/south:	82
Pedestrians	30 (18 adults; 12 children)
Bicycles	36

He found it interesting that of the 56 pedestrians on 450 S, 34 were adults, and all 26 pedestrians walking in the road were adults. He noticed that the children who rode bikes were very typical and rode all over the place. He pointed out that there are safety issues on both 620 S and 450 S, most of the children in this area are driven to school, and many of the drivers who exceeded the speed limit were moms with kids.

Jim Talbot enjoyed meeting residents in the area and watching energetic children as they walked to and from school. He appreciated the informative packet prepared by a resident. He drove on 620 S and 450 S several times on different days and he and the **Mayor** spent four hours studying the area. He would support making 450 S a through street if a sidewalk was installed on the south side of 450 S near 200 E, if a 3-way stop (with crosswalks) was located on the curve of 450 S, and if the access onto Frontage Road was located on Lot 117.

Cindy Roybal spent a couple of hours on 450 S and 620 S after school, and she understands the concerns. She has only one sidewalk in front of her house with ten times the amount of traffic. She would not choose to drive 450 S because of the configuration. She asked staff if the neighborhood would be isolated by this extension and how the traffic engineer feels about the issue. City Planner **David Petersen** explained that the capacity of this particular network is very under utilized, and it is always good to have connectivity within neighborhoods.

John Bilton thanked the residents for their attendance and input throughout this process. The good news is that the residents have been participants and that the developer has been willing to work with the City and to build some great homes in Farmington. He approves of the compromises suggested by **Mr. Talbot** and believes they will help the situation. He requested that two additional emails from residents **Lorraine Flood** and **Virginia Abrea** be added to the record.

Cory Ritz agreed with many of the comments and thanked everyone for their input. He knows there are concerns regarding both options, and he thinks it would be fine to locate the road further away from the curve on Frontage Road. He lives on a collector street which has no sidewalks and a higher speed limit, and he would like to see all drivers slow down and watch out for their neighbor's children.

Jim Young asked the **Mayor** and Council if they were suggesting that the impacts for both streets are equal—he expressed concern that the negative impacts are disproportionately higher on 450 S. He asked the Council members if they cared about the impact to the character of this neighborhood for the sake of connectivity. **Cory Ritz** and **Cindy Roybal** said they absolutely care, and they spent a great deal of time studying the issue. The **Mayor** said he does not think the character of the neighborhood will change.

David Petersen said the Planning Commission recommended a connection on 620 S, but he thinks a third connection is unnecessary. He also pointed out that there are two different zones

on the property and the rezoning will be handled by the Commission. The **Mayor** asked the developer if the flood plain issues had been solved, and **Scott Balling** said he hoped to have them resolved within the next few weeks.

Motion:

Jim Talbot made a motion to approve the schematic plan for the Kestrel Bay PUD Subdivision consisting of 50 lots on 8.68 acres located at approximately 500 S and 200 W pursuant to the applicable recommendations and findings established by the Planning Commission on July 11, 2013 and August 6, 2013 and with the following conditions:

1. A 3-way stop will be installed;
2. Crosswalks will be installed at the 3-way stop;
3. The City will study the construction of a sidewalk on the south side of 450 S near 200 E and possibly ask property owners to dedicate additional right-of-way;
4. The developer will modify the plans slightly and move the exit to Lot 117.

Cory Ritz seconded the motion which was unanimously approved.

SUMMARY ACTION

1. Approval of Minutes from August 20, 2013
2. Amended Employment Agreement for City Manager
3. Final Plat for Miller Meadows Phase 5
4. Final Plat for Oakwood Estates Phase 6
5. Street Lighting Replacement Contract with Siemens

Motion:

Cory Ritz made a motion to approve Items 1, 2, 4, and 5 on the Summary Action List. The motion was seconded by **Jim Talbot** and unanimously approved.

Final Plat for Miller Meadows Phase 5

Christy Marshall, 476 Rigby Court, lives on Lot #211 and asked how the final lots in this Phase will be situated. She is concerned that because her Lot is the lowest point in the area, and she does not want the runoff from these lots on her lot. When she purchased her lot, the schematic plan showed 6 homes in this cul de sac, but now there will be ten and she expressed concern about traffic safety in the area as well.

Brock Johnston of Rainey Homes submitted a drainage plan to the City which was reviewed and approved by the storm water official, **Ken Klinker**. The drainage from these 10 lots will drain forward to the curb, and a certificate of occupancy will not be finalized until the City has verified that the drainage is sufficient.

The City Manager advised **Christy Marshall** to contact the City if the residents in Phase 5 alter the drainage plan in any way.

Motion:

Cory Ritz made a motion to approve the Final Plat for Miller Meadows Phase 5 Subdivision consisting of 10 lots on 3.92 acres located at approximately 450 West 600 South in an AE Zone and subject to the conditions and findings recommended by the Planning Commission on August 15, 2013 and with an additional condition that the City's storm water official verify that all of the lot drainages run to the street as shown on the drainage plan submitted by Rainey Homes. The motion was seconded by **John Bilton** and unanimously approved.

Amended Agenda Item:

West Davis Corridor (WDC)

Mayor Harbertson explained that the City hired attorney **Jeff Appel** to study UDOT's draft EIS concerning the WDC and make a determination regarding Farmington City's position. The study was not finished in time for this meeting, but he asked the Council to express their views regarding the talking points.

Cory Ritz commended the **Mayor**, City staff, and **Jeff Appel** for their efforts in uncovering several important issues concerning Farmington City's interest in the WDC. **Jim Talbot** agreed and said the attorney was hired to give the City a non-emotional decision. **Dave Millheim** said this will affect Farmington for many years to come, and he is grateful that the City Council allowed the attorney and staff to do a fair and complete analysis. **Mayor Harbertson** said UDOT will not like some of the conclusions, but the rights of the conservation easements that are in place on the west side must be protected by elected officials. **John Bilton** thanked everyone for the tremendous amount of work that went into this process.

Motion:

John Bilton made a motion to adopt the talking points which were submitted to the City Council on September 3, 2013 and to direct staff to post the talking points and the formal document on the City's website and to submit the document to UDOT. **Jim Young** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- City Finance Director **Keith Johnson** wrote a letter to Davis County to ask for their assistance with the cost of installing a culvert over Farmington Creek at 1100 W. The City will pay for its portion of the culvert—estimated at \$78,000—and for the installation of the road over the culvert—estimated at \$43,000—and the County's estimated portion will be \$164,000.00.
- He referred to the City Council Follow-up List included in the staff report and said it is the most recent version of "un-done" items.

- He hosted South Jordan City officials as they met at the CenterCal building and then toured Station Park. They have a transit stop area that is struggling, and they are looking for ideas and strategy as they move forward.

Mayor – Scott Harbertson

- He gave a brief update on the Main Street Well and said the engineers have finished testing and will make a proposal in a few days. They worked with City staff and residents during their testing, and there will be a meeting at the end of the week to discuss the results. The City Council will make the final decision of how to proceed. He informed the public that water from the Well is no longer in the water line.

David King, 188 E 200 N, appreciated phone calls from the **Mayor** and the City Manager and said he would like to attend the meeting.

Dave Millheim said the purpose of the meeting is not to give residents veto power over the City Council. It is to make sure they know what the City is doing, why they are doing it, and how it affects them. Although the Well is currently off, the City reserves the right to turn it on if there is a failure at the other City wells.

City Council

Cory Ritz:

- He asked for an update on the fire hydrant issue in the Chestnut Farms development, and the City Manager said he would address the issue.

John Bilton:

- He referred to a letter from **Craig Holmes** (dated August 19, 2013) regarding his U-Haul dealership on 97 N Main Street. He asked if there was an update from the City Attorney, and the City Manager said he has not received a report.

Cindy Roybal:

- She did not have anything to report.

Jim Talbot:

- He is concerned about the letter the City received from residents regarding the Pack House at 1461 Walker Lane. This is a sensitive issue for the people who live in the vicinity, and he would like an update as soon as possible. The City Manager agreed to follow up on the issue.

Jim Young

- He did not have anything to report.

CLOSED SESSION

Motion:

At 9:00 p.m. **Cindy Roybal** made a motion for the Council to go into a closed meeting to discuss the acquisition of real property. The motion was seconded by **John Bilton** and unanimously approved.

Sworn Statement

I, **Scott C. Harbertson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

Scott C. Harbertson, Mayor

Motion:

At 9:30 p.m. a motion to reconvene into an open meeting was made by **John Bilton**. The motion was seconded by **Jim Talbot** and unanimously approved.

ADJOURNMENT

Motion:

Jim Talbot made a motion to adjourn the meeting. The motion was seconded by **Cory Ritz** and unanimously approved, and the meeting adjourned at 9:30 p.m.

Holly Gadd, City Recorder
Farmington City Corporation

FARMINGTON CITY COUNCIL MEETING

September 17, 2013

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, and Jim Talbot. City Finance Director Keith Johnson, Community Development Director David Petersen, Parks and Recreation Director Neil Miller, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member Jim Young was excused.

Financial Status of the pre-audited Fiscal Year 2013 General Fund Balances

City Finance Director, **Keith Johnson**, presented details regarding the 2013 General Fund balances. Revenues were \$229,000 more and expenditures were \$254,000 less than the budgeted amounts. The increases in revenue came from franchise fees, energy taxes, and building permits, and every department in the City remained below their budgeted amounts.

David Petersen shared details regarding the four public hearing items on the agenda, and the Council asked questions and discussed various issues related to each item.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, and Jim Talbot. City Finance Director Keith Johnson, Community Development Director David Petersen, Parks and Recreation Director Neil Miller, City Recorder Holly Gadd, Youth City Council Members Haley VanOverbeck and Liza Hogge, and Recording Secretary Cynthia DeCoursey. Council Member Jim Young was excused.

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

Mayor Harbertson welcomed those in attendance and offered the invocation, and the Pledge of Allegiance was led by local Boy Scout **Spencer Shumway** of Troop 283.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meetings held August 29, 2013

The Summary was included in the staff report and there were no comments.

PUBLIC HEARINGS:

The **Mayor** moved the Olsen Minor Plat Subdivision item to later in the meeting.

Westwood Cove Schematic Plan

David Petersen said staff is recommending approval of this Plan, and the open space and waiver issues will be handled during the final plat process.

Nick Mingo, 978 E Wood Oak Lane, of Ivory Homes, did not have anything to add but said he would be willing to answer questions.

The Public Hearing opened at 7:10 p.m.

Carl Asay, 850 S 650 W, knew this property would be developed at some point, and he is grateful that Ivory Homes is installing a fence. He expressed concern that future homeowners may not approve of the bodily functions of animals, but he and his wife plan to maintain the rural lifestyle of their farm.

The Public Hearing closed at 7:14 p.m.

John Bilton asked if the fence would be sufficient to hold livestock, and **Nick Mingo** said they plan to install a pre-cast concrete fence which would be appropriate.

Motion:

John Bilton made a motion to approve the Schematic Plan for the Westwood Cove Conservation Subdivision consisting of 7 lots on 4.057 acres and located on the southwest corner of Glover Lane and 650 W in an AE zone, pursuant to recommendations and findings established by the Planning Commission on August 29, 2013 and with two additional conditions that future homeowners are made aware of the farm animals which will be in close proximity and that Ivory Homes install fencing. **Cory Ritz** seconded the motion which was unanimously approved.

Amendment to the City's Zoning Ordinance to allow transfer of Development Rights (TDRs) and Minimum Parcel Size for Conservation Land

David Petersen said this amendment will allow the City to more strategically locate open space for the benefit of the public, including parks, trails, etc. The Planning Commission added new language to the text which has been reviewed by the City Attorney.

The Public Hearing was opened at 7:20 p.m. There were no comments and it was closed.

Cory Ritz asked if there were any remaining parcels larger than 20 acres in the City, **Jim Talbot** asked how the City determines the worth of the property when open space is deferred, and **Cindy Roybal** asked if the property owners near Kaysville and Fruit Heights could get higher density by developing in those cities. **David Petersen** said there are a few larger parcels in west Farmington and two in north Farmington—west of the golf course and north of 1875 North, open space is not always used in a transfer—sometimes it is cash, and the City Council will make the final decision. Finally, he believes property owners would get 1-2 more lots than if they developed in Kaysville and/or Fruit Heights.

Motion:

John Bilton made a motion to adopt the Ordinance amending Section 11-12-110 of the Zoning Ordinance regarding the transfer of development rights/lots (TDR) and enacting Section 11-12-100(h) regarding minimum parcel sizes for conservation land, pursuant to the recommendations and findings approved by the Planning Commission on August 15, 2013. The motion was seconded by **Cindy Roybal** and unanimously approved.

Ordinance Amending the Regulating Plan in Chapter 18 of the Zoning Ordinance

David Petersen said he and his staff have made an effort to provide a street pattern for the mixed use area in west Farmington consistent with the guidelines in Chapter 18. It has been a huge effort, and they have met with each property owner in the process. However, there is a new property owner who has not had a chance to comment, and he asked the Council to continue the public hearing until the October 1, 2013 meeting.

The Public hearing was opened at 7:30 p.m.

Motion:

Cory Ritz made a motion to continue the public hearing until the October 1, 2013 City Council meeting. **Jim Talbot** seconded the motion which was unanimously approved.

NEW BUSINESS:

Discussion for proposed changes to Woodland Park Amplified Sound Special Use Permits

Neil Miller said the City allows 15 special use permits each year in Woodland Park. Eight permits are reserved for the City's summer theater (supervised). Seven are available for the public (unsupervised). Staff is recommending that the following measures be implemented: site supervision, an hourly fee of \$25, a flat fee of \$100, and no amplified sound beyond 10:00 p.m. for the seven public permits. **John Bilton** asked if there is a state statute regarding the decibel levels for amplified sound, and **Neil Miller** said he would research the issue.

Bob Arbuckle, 145 Paracle Circle, said the parents of three young children in his neighborhood had to leave their home one night because the loud music frightened them.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

- Resolution for financing light change-out with Siemens
- Proclamation for Attendance Awareness Month

Motion:

Jim Talbot made a motion to approve both items on the Summary Action List, **John Bilton** seconded it, and it was unanimously approved.

GOVERNING BODY REPORTS

Mayor Scott Harbertson

- He and **John Bilton** will attend the Town Hall meeting on Wed., September 18th.
- He asked the Council to schedule a ribbon-cutting ceremony for the D&RG Trail which is nearing completion. Following a brief discussion, they decided to hold it on October 5th at

10:00 a.m. (pending completion--October 12th is the alternate date). Staff will contact Trails Chairman **George Chipman**, Davis County Commissioner **Louenda Downs**, and Centerville City.

- CenterCal has cancelled the Farmer's Market during the month of October.
- Station Park has several store openings on Saturday, September 21st.

Planned Unit Development (PUD) Overlay and Schematic Plan for Olsen Minor Plat Subdivision (approximately 177 N Main Street)

David Petersen said the existing lots on Main Street are narrow and very deep, and when zoning began in Farmington in the late 1950s, the OTR Zone was established to give the property owners more flexibility. This property is one acre and 500 feet deep, but only one home is allowed on the lot because of frontage constraints. The developer would like to preserve the existing home and build another home behind it. Staff would like the driveway to remain subtle and will work with the Fire Department to determine the width.

Jerry Preston, 347 E 100 N, said there is currently a common driveway with the neighbors to the south, and they are fine with this proposal. He has always wanted to restore an old home, and he and his wife plan to live there.

Public Hearing opened at 7:55 p.m.

Adam Leishman, 254 E 200 S, Lagoon representative, said they entered into an agreement with Farmington City approximately 20 years ago to set limits for the property and land use on the east side of Lagoon and to create a buffer zone. Lagoon agreed not to develop east of that area, and Farmington agreed not to allow any development west of that area. If this second home is approved, it would nullify the agreement. He asked the City to seek an alternative option for this property and stated that Lagoon opposes this Plan.

The Public Hearing closed at 7:58 p.m.

The **Mayor** agreed that a buffer zone was created, but it was designated from 300 North to the north, and **David Petersen** said he would check the agreement. **Cory Ritz** said the phrase “the owner of the property to the west” should be included on 3b of the staff report. **John Bilton** suggested locating the second home closer to the original home. **Cindy Roybal** said the City needs to be sensitive to Lagoon’s needs and asked how that could be accomplished. She also thanked the developer for his plans to restore this old home. **David Petersen** said the reason they are doing a PUD is it allows the developer to deviate from the standards of the underlying zone. **Jerry Preston** said he has lived in Farmington for 25 years will be happy to work with Lagoon. He plans to live in the front home and his son will live in the home on the back of the lot. He agreed to include language related to Lagoon’s concerns in the CC&Rs.

Motion:

Jim Talbot made a motion to table action on this item until the next City Council meeting on October 1, 2013 to allow the developer and City staff additional time to meet with property

owners and to review the agreement with Lagoon and the trail component. **John Bilton** seconded the motion which was unanimously approved.

City Finance Director/Assistant City Manager Keith Johnson

- The cost of micro-surfacing Park Lane was \$237,000 which was \$47,000 more than the City Engineer's estimate of \$190,000.
- The 5th South Street will be closed on Saturday from 7:00 a.m. until 5:00 p.m. to remove the railroad tracks.

City Council

Jim Talbot

- He received an email from resident **Susan Martel** who asked if the City would consider green waste collection. Following a brief discussion, the Council decided that not enough residents would want to store an additional waste receptacle.
- He has continued to receive many phone calls regarding the home at 1461 Walker Lane. **Chief Hansen** has finally spoken with the resident who does not seem to care. There is a new owner who wants to work with the City. There may be action taken on Wednesday, and the City Manager is working on the ordinance dealing with this type of issue.

ADJOURNMENT

Motion:

John Bilton made a motion to adjourn the meeting which was seconded by **Cory Ritz** and unanimously approved. The meeting was adjourned at 8:40 p.m.

Holly Gadd, City Recorder
Farmington City Corporation



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BELTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Ken Klinker

Date: October 1, 2013

SUBJECT: RE-APPROVAL OF A PLAT AMENDMENT FOR FARMINGTON HILLS
EAST PLAT B

RECOMMENDATION

Approve the Farmington Hills East Plat B Amended plat (3 lots) located at 49 East 1020 North subject to the conditions and findings established by the Planning Commission on September 29, 2011, as set forth in the attached supplemental information and the property owner providing a reciprocal access easement for Lots A & B.

BACKGROUND

This subdivision was previously approved by the City Council on November 1, 2011. The subdivider did not record the subdivision plat within the required six (6) months, so the approval became null and void. No changes are requested from the previously approved plat. The previous staff report is attached. In order to record the plat now, it required that the Council re-approve the plat.

The requested Ordinance and Vacation Order to vacate the Farmington Hills East Plat B were previously approved (see attached).

Respectfully submitted

Ken Klinker
Zoning Administrator

Review and Concur

Dave Millheim
City Manager



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Christy Alexander, Associate City Planner

Date: October 10, 2011

SUBJECT: APPROVAL OF A PLAT AMENDMENT FOR FARMINGTON HILLS
EAST PLAT B

RECOMMENDATION

Approve the attached Ordinance and Vacation Order vacating all of the Farmington Hills East Plat B subdivision plat, and thereafter approve the Farmington Hills East Plat B Amended plat (3 lots), located at 49 East 1020 North, to be recorded in the place thereof, subject to the conditions and findings established previously by the Planning Commission on September 29, 2011 as set forth in the attached supplemental information and the property owner providing a reciprocal access easement for Lots B & C.

BACKGROUND

The applicants, Gary and Tiffany McCalla, wish to subdivide Lot 203 in the Farmington Hills East Plat B along with Lot 202 and create Lots A, B and C as shown on the attached proposed plat. The existing Plat B contains five lots, the two of which are proposing an amendment share a total of 2.24 acres which after being subdivided Lot A will consist of .92 acres, Lot B will consist of .62 acres, and Lot C will consist of .70 acres. Parcel E of Phase 3 contains .054 acres. Lots B & C will have a common driveway access off the cul-de-sac with a shared access easement placed on the driveway entrance on Lot C and Lot B's driveway will veer north and curve along Lot B's property to provide access for a home. Lot A will have future access through the Pointe of View Park to the northwest. The applicant/property owner is petitioning the City to approve the above request. Both property owners adjacent to these 3 properties have agreed to the proposed changes to the plat as well as each property owner of the 3 lots (see attached letter).

Respectfully Submitted

Christy J. Alexander
Associate City Planner

Review & Concur

Dave Millheim
City Manager

ORDINANCE NO. 2011 - 23

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER AN ORDER VACATING ALL OF LOTS 202 & 203 OF FARMINGTON HILLS EAST PLAT B SUBDIVISION AND DIRECTING THAT THE SAME BE RECORDED WITH THE DAVIS COUNTY RECORDER'S OFFICE.

WHEREAS, the City has previously received a petition from Gary & Tiffany McCalla, fee owners, as shown on the last Davis County assessment rolls, of Lot 203 within the Farmington Hills East Plat B Subdivision to have all of Lots 202 & 203 of such subdivision vacated in order to provide for the recording of a minor five-lot subdivision plat to be known as Farmington Hills East Plat B Amended"; and

WHEREAS, the petition was signed by all owners of record of property within the Farmington Hills East Plat B Subdivision and a public hearing regarding the petition not necessary in this instance; and

WHEREAS, the City Council is satisfied that neither the public nor any person will be materially injured by the proposed vacation of all of Lots 202 & 203 of the Farmington Hills East Plat B Subdivision; and

WHEREAS, the City Council desires to approve the vacation of all of Lots 202 & 203 of the Farmington Hills East Plat B Subdivision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Vacation and Amendment. The City Council hereby finds that neither the public nor any person will be materially injured by the proposed vacation of Lots 202 & 203 of the Farmington Hills East Plat B Subdivision and hereby authorizes the Mayor to enter into a Vacation Order vacating and amending the same.

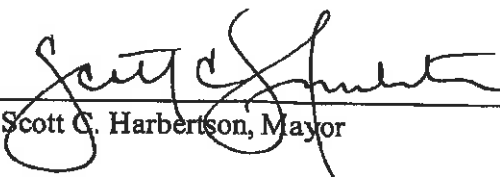
Section 2. Recording. The Mayor is further directed to cause the Vacation Order to be recorded in the office of the Davis County Recorder's Office in accordance with Utah Code Ann. § 10-9-810(c), as amended.

Section 3. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

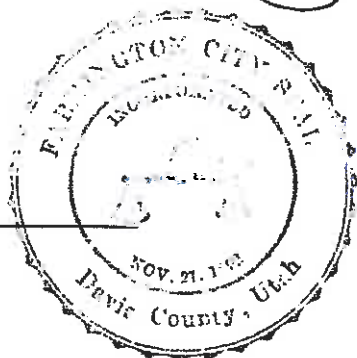
PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 18th day of October, 2011.

FARMINGTON CITY

By: 
Scott C. Harbertson, Mayor

ATTEST:


Holly Gadd, City Recorder



VACATION AND AMENDMENT ORDER NO. 2011 - 23

A petition having been submitted in writing by fee owner, as shown on the last Davis County assessment rolls, of Lot 203 within the Farmington Hills East Plat B Subdivision, located in Farmington City, Davis County, Utah, as shown on the recorded plat of Farmington Hills East Plat B Subdivision.

The City Council of Farmington City, Utah, hereby finds and determines that neither the public nor any person will be materially injured by the vacation of all of Lots 202 & 203 of the Farmington Hills East Plat B Subdivision and that there is good cause for vacating the same.

NOW, THEREFORE, IT IS HEREBY ORDERED that Lots 202 & 203 of the Farmington Hills East Plat B Subdivision previously filed in the office of the Davis County Recorder, State of Utah, on the 7th day of December, 1990, in Book "1385" of the official records, Page 529, Entry No. 910676 be and the same are hereby vacated pursuant to law to allow for the creation of a subdivision plat for the property to be recorded hereafter creating Farmington Hills East Plat B Amended Subdivision.

APPROVED AND ORDERED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, ON THIS 18th day of OCTOBER, 2011.

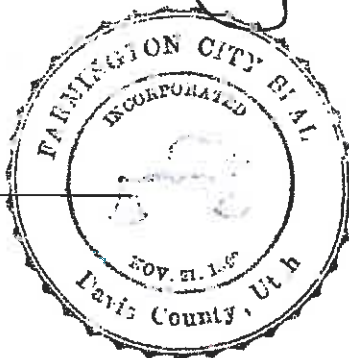
FARMINGTON CITY

By:


Scott C. Harbertson, Mayor

ATTEST:


Holly Gadd, City Recorder





Planning Commission Staff Report September 29, 2011

Item 3: Farmington Hills Plat B, Plat Amendment

Public Hearing:	No
Application No.:	S-12-11
Property Address:	49 East 1020 North
General Plan Designation:	LDR/PPR (Low Density Residential/Public Private Recreation Open Space or Parks Very Low Density)
Zoning Designation:	LR-F (Large Residential-Foothill)
Area:	2.24 acres
Number of Lots:	3
Property Owner:	Gary & Tiffany McCalla
Agent:	n/a

Request: Recommendation to amend the Farmington Hills Plat B Subdivision Plat by splitting Lots 202 and 203 into Lots A, B & C.

Background Information

The applicant wishes to subdivide Lot 203 in the Farmington Hills Plat B along with Lot 202 and create Lots A, B and C as shown on the attached proposed plat. The existing Plat B contains two lots on a total of 2.24 acres which after being subdivided Lot A will consist of .92 acres, Lot B will consist of .62 acres, and Lot C will consist of .70 acres. Parcel E of Phase 3 contains .054 acres. Lots B & C will have a common driveway access off the cul-de-sac with a shared access easement placed on the driveway entrance on Lot C and Lot B's driveway will veer north and curve along Lot B's property to provide access for a home. Lot A will have access through the Pointe of View Park to the northwest. The applicant/property owner is petitioning the City to approve the above request. Both property owners adjacent to these 3 properties have agreed to the proposed changes to the plat as well as each property owner of the 3 lots (see attached letter). Plat amendments follow a different approval track than the conventional subdivision approval process and therefore needs a recommendation of approval from the Planning Commission before getting final approval from City Council.

Suggested Motion:

Move that the Planning Commission recommend that the City Council amend Plat B of the Farmington Hills Plat as requested and subject to all applicable codes, development standards and ordinance and with the following conditions:

1. Applicant must show existing utilities/easements on lots on recorded plat;
2. Driveway slopes shall not be greater than 14%;
3. Applicant must obtain a shared access easement for Lots B and C.

Findings for Approval:

1. Each time it rains, sediment from the existing sites flows out down the street and into the storm drains. The completion of landscaping to these sites will eliminate the erosion issue that exists today.
2. The completion of homes will block a common access point by off road vehicles to BLM land and thus reduce the unauthorized use/abuse of the sites.
3. The completion of new homes, sidewalk and landscaping will complete the subdivision and beautify the neighborhood; eliminating the eyesore that is present today.

Supplementary Information

1. Vicinity Map
2. Existing Site Photos
3. Existing Farmington Hills Plat B Plat
4. Proposed Farmington Hills Plat B Plat

February 23, 2010

Property Division / Property Line Adjustment

Lots 203 and 202 in Farmington Hills East Plat B

Lot 203 Property Owner/s: Gary & Tiffany McCalla

Address: 49 E. 1020 North, Farmington, UT 84925

Phone: 801 451-7172

Email: mccalla@att.com

Lot 202 Property Owner/s: Greg & Lucinda Garfield

Address: 1384 S. 700 East, Kayville, UT 84037

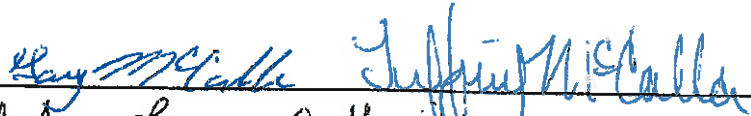
Phone: 801 451-5889

Email: greg@garfieldfamily.com

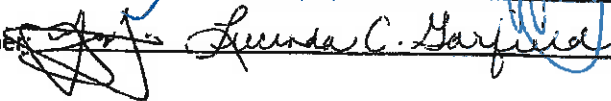
Summary of Matter to be Considered: Divide lot 203 into two lots and adjust property lines as represented in the attached engineering plan. The two new lots are represented as lot B and C while lot 202 is listed as lot A. The proposed change makes lot B and A each flag lots. A cross access easments will be given to lot A in favor of lot B and vice versa. The easments will enable a shared driveway with a slope no greater than 14%.

Attachments: Engineering plan from Pinnacle Engineering & Land Surveying, Inc, listed as project #04-122A dated 9/2008. Plan illustrates proposed lot division, proposed new lot sizes, new property boundaries, cross access easments and driveway slope.

Signature of lot 203 Property Owner:



Signature of lot 202 Property Owner:

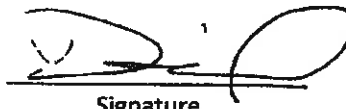


Neighbor Consent

My signature below attests that I have seen plans (Pinnacle Engineering & Land Surveying, Inc. Project #04-122A Dated 9/2008) and examined the proposal of my neighbor at the address listed above and I have no objections to his/her proposed request.

David Derrick 36 East 1020 North

Print Name and Address



Signature

April 22, 2010

Date

JEFF PLOTT 21 E. 1020 NORTH

Print Name and Address



Signature

4/23/10

Date

Print Name and Address

Signature

Date

Print Name and Address

Signature

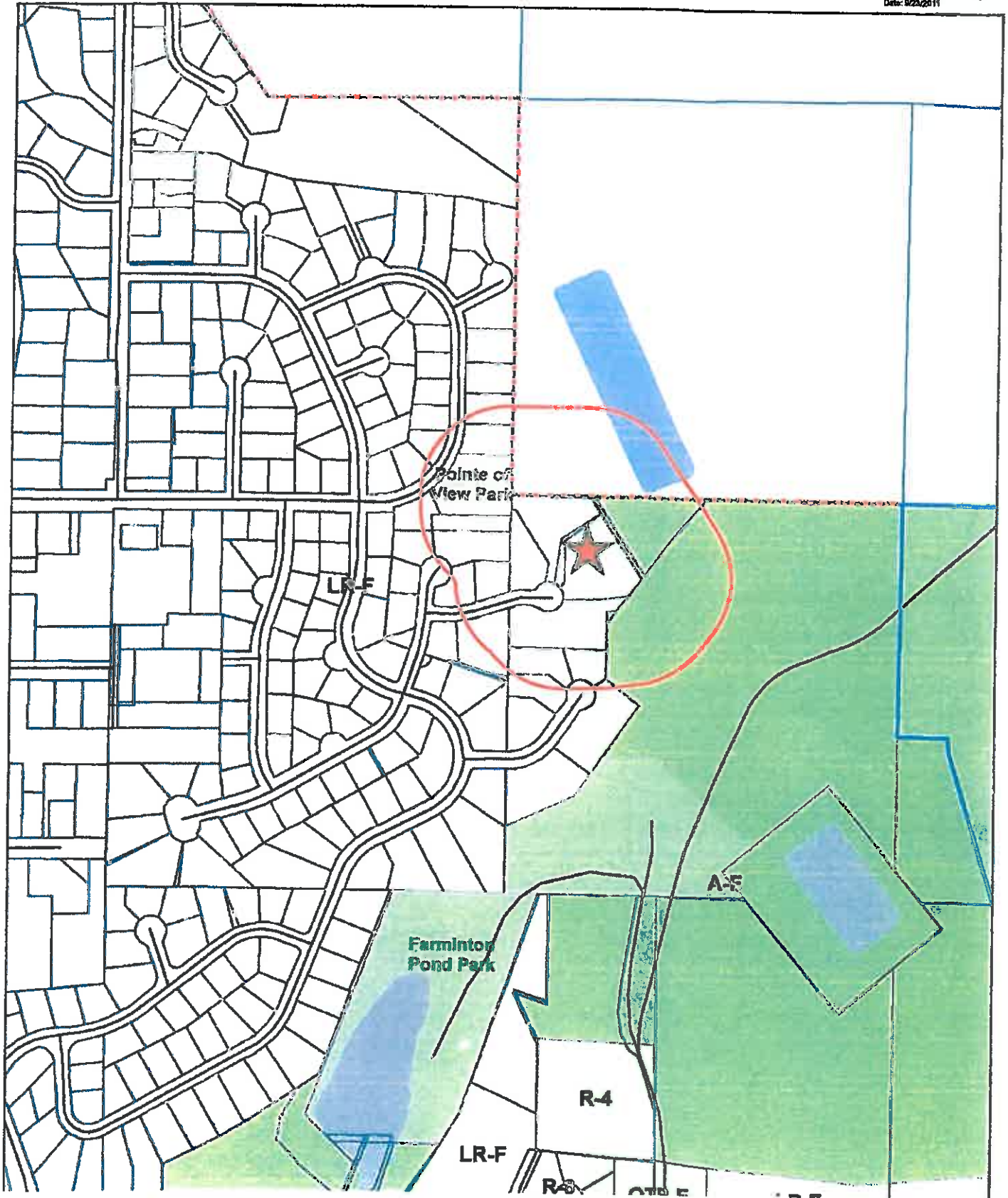
Date



Armington Hills Plat 3 S-12-11



Date: 9/23/2011



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NORTH
NORTH
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NORTH

C	T
3.16'	32.30'
6.19'	2.62'
9.21'	21.31'
22.28'	15.71'
33.80'	41.42'
36.59'	43.47'
31.00'	62.06'
30.55'	44.00'
20.68'	55.00'

UPDATED DRIVEWAY
CONFIGURATION

LOT A

LOT B

Cross Access
Easement in
Favor of Lot B

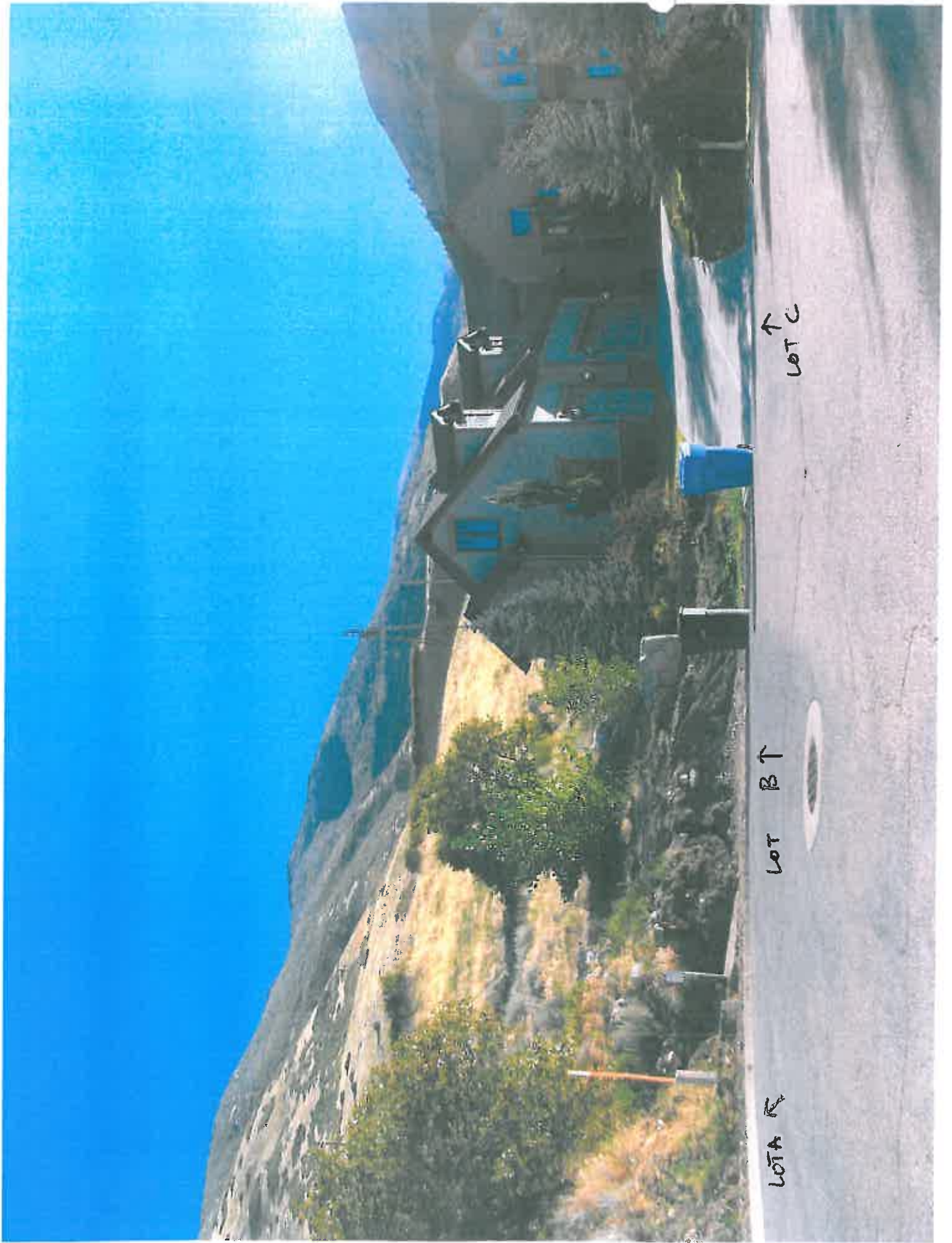
Existing Irrigation
Pipe

30' Farmington
Pressure Irr.
Water Easement

Cross Access
Easement in
Favor of Lot A

Lots 203 & 202, Farmington Hills East Plat B
For: Gary McCalla
49 East 1020 North
Farmington, Ut
Project #04-122A

Scale 1" = 20'





BENCHLAND WATER PIPE THAT NEEDS CLEARANCE





FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 20, 2013

SUBJECT: **MAVERICK HOLD HARMLESS AGREEMENT**

RECOMMENDATION

Approve the enclosed hold harmless agreement regarding storm water runoff for the the Maverick convenience store on the south side Shepard Lane west of US 89.

BACKGROUND

The storm water runoff from the existing Maverick site as long since been conveyed to the UDOT ditch running along the west side of US 89. The City does not have jurisdiction over said ditch. Therefore, as part of the approval process for the new Maverick store (now under construction) the City Engineer required Maverick to: 1) obtain an easement across off-site property to the City's storm water system, or 2) continue the storm drainage as per historical flows but enter into an hold harmless agreement with the City [note: the historical flow crosses property owned by Garbett Homes, but this owner granted an easement to Maverick long ago for use of their property (see attached easement)]. Maverick is pursuing Option 2. The City Attorney and Engineer have reviewed the language of the existing easements and agreement and recommend its approval.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

HOLD HARMLESS AGREEMENT

THIS HOLD HARMLESS AGREEMENT (this "*Agreement*") is entered into this ____ day of October, 2013, by MAVERIK, INC., a Wyoming corporation ("*Maverik*") and FARMINGTON CITY, a municipal subdivision of the State of Utah (the "*City*").

RECITALS

A. Maverik owns certain property (the "*Maverik Property*") located in the City of Farmington, County of Davis and State of Utah, more particularly described on Exhibit A, attached hereto and incorporated herein.

B. The Maverik Property is improved with a convenience store, fuel station and related improvements (the "*Current Improvements*"), which Current Improvements Maverik desires to remodel, renovate, and expand (the "*Renovated Improvements*").

C. The City and Maverik have held meetings regarding the permits required by the City for Maverik to undertake and complete the Renovated Improvements. The City has recommended that Maverik work with neighboring property owners to create a storm drain system delivering storm water across adjacent property into a city owned storm drain facility. Maverik investigated the City's recommendation and ultimately determined that it was not feasible to follow the City's recommendation.

D. There is an existing private storm water catch basin (the "*Storm Drain*"), located adjacent to the southeast corner of the Maverik Property, on property owned by the Utah Department of Transportation ("*UDOT*"). The Storm Drain is maintained by UDOT. The Maverik Property currently drains all storm water, without any onsite detention or flow reduction, into the Storm Drain. Upon completing the Renovated Improvements, storm water will be detained on the Maverik Property, reducing the flow of storm water into the Storm Drain.

E. The City has requested the Maverik deliver this Agreement, and Maverik is willing to deliver this Agreement, to the City, in accordance with the terms set forth below.

TERMS AND CONDITIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Hold Harmless. Maverik hereby agrees to hold the City harmless from, and against, any loss, damage, injury, liability, claim, cost or expense (collectively, the "*Claims*") resulting from (i) insufficient capacity in the Storm Drain for storm water running off of the Maverik Property; and (ii) storm water backing up from the Storm Drain onto the Maverik Property. Maverik and the City hereby acknowledge and agree that the City has no interest in the Storm Drain, and will have no liability for any Claims resulting from Maverik's use of the Storm Drain.

2. No Duty to Maintain Storm Drain. Notwithstanding anything to the contrary, neither the City nor Maverik shall have any duty to maintain, repair or replace any portion of the Storm Drain, which is exclusively maintained by UDOT. Subject to the foregoing, Maverik agrees to request the current store manager at the Maverik Property to, from time to time, without either Maverik or the store manager

incurring any liability to the City, take a look at the Storm Drain and advise UDOT of any observed excessive clogging or storm water back flow.

3. Authority. The individual executing below represents and warrants that he or she has been duly authorized by appropriate action of the governing body of Maverik to execute and deliver this Agreement in his/her capacity for Maverik and that as a result of his/her signature, this Agreement shall be binding upon Maverik.

4. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, Maverik and the City have executed this Agreement as of the date first above written.

MAVERIK, INC.,
a Wyoming corporation

By: _____
Name: _____
Title: _____

FARMINGTON CITY,
a political subdivision of the State of Utah

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: City Recorder

EXHIBIT A

(Legal Description of the Maverik Property)

Maverick Property Legal Description, October 1, 2013

LegalDescr BEG AT A PT ON THE S LINE OF SHEPARD LANE (A 66 FT WIDE ROAD) WH PT IS S 0°12'06" E 468.75 FT ALG THE SEC LINE & S 89°41'42" E 677.41 FT ALG SD S LINE ON SHEPARD LANE FR THE NW COR OF SEC 13-T3N-R1W, SLM; & RUN TH S 89°35' E 132 FT ALG SD S LINE OF SHEPA

LegalDescr BEG ON THE S LN OF A ROAD AT A PT ON BNDRY LN AGMT 2547-1070 S 0°12'06" E 468.75 FT & S 89°41'42" E 572.38 FT FR NW COR SEC 13-T3N-R1W, SLM; & RUN TH E 105.03 FT; TH S 254.00 FT, TH 2 COURSES AS FOLLOWS: N 89°43'17" W 105.08 FT & N 253.45 FT TO POB. CON

LegalDescr A PARCEL OF LAND LYING & SIT IN THE NW 1/4 OF SEC 13-T3N-R1W, SLB&M; BASIS OF BEARING FOR SUBJECT PARCEL BEING S 00°12'06" E 2642.87 FT (MEASURED) BETWEEN THE DAVIS CO MONU MONUMENTALIZING THE W LN OF THE NW 1/4 OF SD SEC 13. SUBJECT PARCEL BEING MORE P

4

104900

WHEN RECORDED MAIL TO:

MAVERIK COUNTY STORES
P.O. Box 8008
AFTON, WY 83110

E 2189339 B 4087 P 921-924
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/02/2006 03:31 PM
FEE \$16.00 Pgs: 4
DEP RT REC'D FOR BONNEVILLE SUPERIOR TITLE CO

NW 13-3NW

PARCEL: 08-051-0144

0145, 0146 pt

**STORM WATER
EASEMENT AGREEMENT**

SIXTY-FOUR ASSOCIATES, L.C., and GARBETT CONSTRUCTION, INC.

("Grantor"), as current owners of the real property described on the attached Exhibit "A" ("Grantor's Parcel"), hereby convey and warrant to MAVERIK, INC., a Wyoming corporation ("Grantee"), and its successors and assigns, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a perpetual easement for the limited purpose of connecting Grantee's storm water drainage system ("Grantee's System") to, and discharging Grantee's storm water discharge into, the storm water drainage system to be constructed by Grantor on Grantor's Parcel ("Grantor's System") and stubbed at the approximate location depicted on the attached Exhibit "B" (the "Connection Point"), in order to facilitate the storm water drainage discharges of Grantee.

After Grantor's System is constructed and a 10 inch pipe is stubbed to the Connection Point at the sole expense of Grantor, Grantee shall be entitled to connect Grantee's System at the Connection Point; however, prior to such connection, Grantee shall be required to install an oil-water separator within Grantee's System in order to ensure that all storm water discharged into Grantor's System is uncontaminated and clean. Grantor reserves the right to use the Connection Point premises in any manner that will not prevent or interfere with the exercise by the Grantee of the rights granted under this easement.

Grantee shall be solely responsible for all costs related to constructing Grantee's System and the connection to Grantor's System at the Connection Point, and for ongoing maintenance of both. In connecting to Grantor's System, all work performed by Grantee, and its contractors and subcontractors, shall not interfere with or interrupt Grantor's use of Grantor's Parcel; however, Grantee may use such portion of Grantor's Parcel along and adjacent to the Connection Point as may be reasonably necessary for Grantee's construction and connection of Grantee's System in accordance with this easement. Grantee, and its contractors and subcontractors, shall be responsible for and perform all work necessary to connect to Grantor's System in a professional and workmanlike manner, and shall restore Grantor's Parcel, if disturbed during construction, to its original condition.

Grantee shall indemnify, defend, and hold harmless the Grantor, its employees, officers, and agents (all in their representative and individual capacities) for any claims, causes of action, costs, defenses or judgments, for the wrongful or negligent acts or omissions of the Grantee, its officers, employees, agents or subcontractors in the course of performing the work related to construction, installation, and maintenance of Grantee's System up to and at the point of connection at the Connection Point.

IN WITNESS WHEREOF the Grantor has caused this easement grant to be executed this 22 day of May, 2006.

GRANTOR:

SIXTY-FOUR ASSOCIATES, L.C., a Utah limited liability company

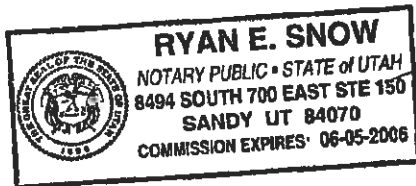
Bryson D. Garbett
By: Bryson Garbett, Manager

GARBETT CONSTRUCTION, INC., a Utah corporation

Bryson D. Garbett
By: Bryson Garbett, President

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 22 day of May, 2006, personally appeared before me Bryson Garbett, who being duly sworn, says that he is the Manager of Sixty-Four Associates, L.C., and is the President of Garbett Construction, Inc., and that he executed the above and foregoing instrument by authority.



Bryson D. Garbett
Notary Public

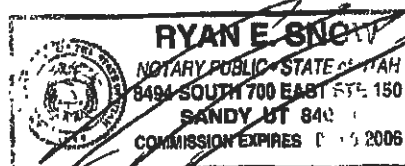
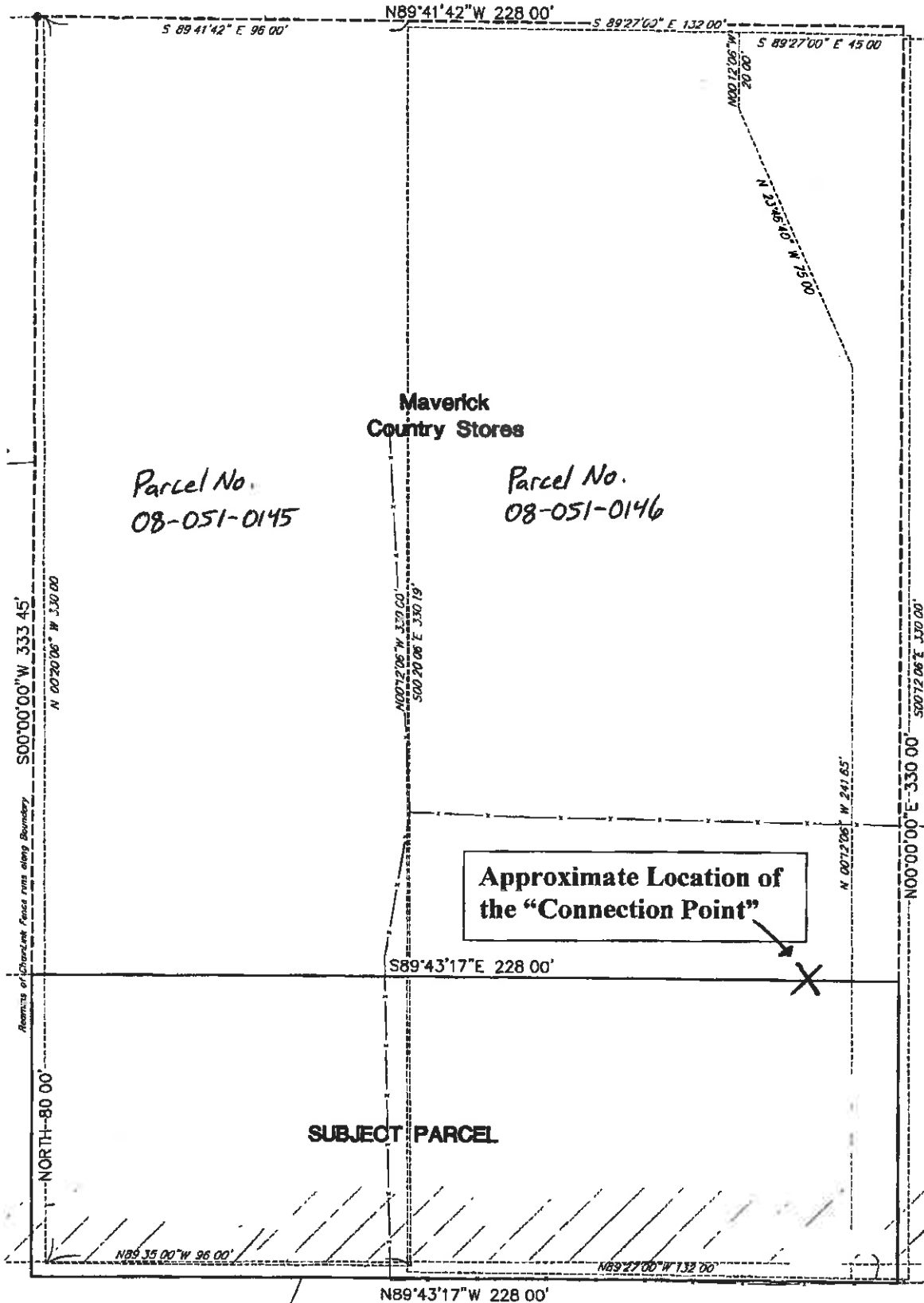


EXHIBIT "A"
Legal Description of Grantor's Parcel

A parcel of land lying and situate in the Northwest Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Farmington City, Davis County, Utah. Basis of Bearing for subject parcel being South 00°12'06" East 2642.87 feet (measured) between the Davis County monuments monumentalizing the west line of the Northwest Quarter of said Section 13. Subject parcel being more particularly described as follows:

Commencing at the Davis County brass cap monument monumentalizing the Northwest Corner of said Section 13, thence South 00°12'06" East 723.92 feet coincident with the west line of said Northwest Quarter Section; Thence North 89°47'54" East 171.44 feet to a point on the easterly line of Shepard Creek Parkway; Thence South 89°43'17" East 400.04 feet and the **TRUE POINT OF BEGINNING**; Thence South 89°43'17" East 228.00 feet; Thence SOUTH 80.00 feet; Thence North 89°43'17" West 228.00 feet; Thence NORTH 80.00 feet to the point of beginning.

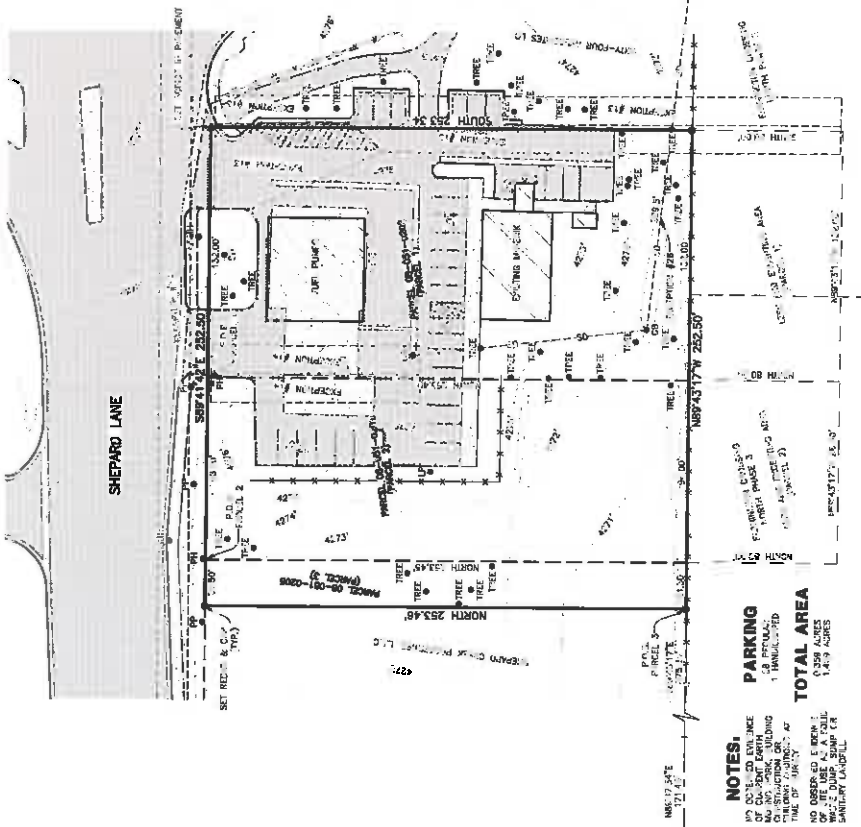
Exhibit "B"



957 WEST SHEPARD LANE
N.W. 1/4 SEC. 13, T.3N., R.1W., S.1.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

NORTH-EAST CORNER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 1 E.T. S&T
LAKE OF THE MERIDIAN, U.S. SURVEY.
(CALCULATED)

INTER-CORNER
ROUND PLUG IN CLIP



PROPERTY INFO.

1. P.N.#08-031-C-01,
A.P.N.#P-E-1-0202, &
2. P.N.#08-031-0205
P-57 WEST SIDE, 1-100E
FARMINGTON, UTAH 84005

FLOOD INSURANCE DATA

[illegible]

ZONING

[illegible]

BASIS OF BEARINGS

THE BALANCE OF EVIDENCE FOR THIS FACT IS THE WEIGHT LOSS OF THE NORTH-EAST PORTION OF SECTION 13A, TOWNSHIP 1 NORTH, RANGE 1 WEST, CLAY LAKE TOWNSHIP AND MERIDIAN, U. S. P. M. FOUND HEREIN AS FOLLOWS:

NARRATIVE

THE SURVEY IS LISTED ON THE DESCRIPTION CONTAINED IN THE FIRST AMERICAN TITLE COMPANY NATIONAL COMPANIES, INC. FILES, ORDER NO. MCS-660373-1G1.

THE PURPOSE OF THIS SURVEY IS TO INFORM THE CLIENT AN ALTA SURVEY IS BASED ON THE PLAT AND RECORDS OF SECTION TO MEET REQUIREMENTS SET FORTH BY THE TITLE COMPANY.

EXCEPTIONS

EXCEPTIONS #1-#11 - CANNOT BE GIVEN
EXCEPTIONS #12 - AN ELEMENT OVER, "GOT" OR THROUGH THE HAND FOR
UNIQUE, COLD PHONE CALLS, PROBLEMS AND INCIDENTAL PURCHASES. IS GRANTED TO
THE UNITED STATES OF AMERICA. AN INSTRUMENT RECORDED DECEMBER 14, 1948 AS
INSTRUMENT 1378-A IN BOOK 134 AT PAGE 11 OF OFFICIAL RECORDS, FALLS IN LINE
ON RIGHT OF WAY AND DOES NOT HAVE ANY PROPERTY

LEGAL DESCRIPTION[illegible]

VERTICAL DATUM

DEUEL COUNTY MINING
WEST QUARTER CORNER OF SECTION 13, T6N, R10E, S3
RANGE 1 WEST, 34T L1E, B5S, AD. LOREAN, U.S. PAT. EX
NORTHING=2577883
E. SIGHTING=143071
ELEVATION=114042'

SITE CONTROL

POINT	DESCRIPTION	MARKING	ELEVATION
CP-1	100' (N.A.)	23.7' 885	4254.6-2'
CP-2	PLUS	500-11-21	4174.0-0'

CERTIFICATION

[illegible]

EDWARD FLETCHER, "WOLFENBUTEL" LASSO SWAN, ENGLAND SURVEYOR NUMBER 64 TIDE NUMBER 11148 EXPIRES 3-31-13



July 1, 2013

Paul Hirst, P.E.
CRS Engineers
2060 East 2100 South
Salt Lake City, UT 84109
(801) 359-5565

Project: Farmington, UT – Maverik, Inc.
Re: Engineering Division – Stormwater Drainage

Mr. Paul Hirst,

At the request of Maverik Inc., Reeve & Associates has prepared this stormwater drainage letter for the Maverik development located at 957 West Shepard Ln. in Farmington, UT. The purpose of this letter is to explain the existing stormwater drainage conditions at the existing site, and also explain the proposed stormwater drainage conditions when the project is complete.

The project site is located on 38,760 sqft or 0.89 acres of land. The existing drainage onsite is not detained or released at any reduced rate. It is collected via onsite catch basins and directly routed offsite to the existing catch basin on the southeast corner of the site. The current development contains 2,345 sqft of roof, 25,350 sqft of pavement and 11,065 sqft of landscaped area. Using the Rational Method we are able to calculate that during a 100-year storm, 1.91 cfs of stormwater exits the site and into the existing catch basin on the southeast corner of the site. (See Appendix for calculations)

The proposed site will be contained in an underground stormtech detention basin and released at a calculated historical rate. The proposed development will contain 4,630 sq ft of roof, 46,480 sq ft of pavement and 12,874 sq ft of landscape area. Using the Rational Method we were able to appropriate size a detention basin to detain the required 100-year storm volume and release it at a historical rate of 0.9 cfs into the existing catch basin on the southeast corner of the site. (See Appendix for calculations)

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
920 Chambers Street, Suite 14 • Ogden, Utah 84403 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com



As can be seen, the proposed stormwater drainage design for the Maverik development greatly reduces the amount of stormwater that will enter the existing storm drainage system and should be permitted.

If you have any questions, or if we can be of further assistance, please let us know.

Sincerely,
Reeve & Associates, Inc.

A handwritten signature in blue ink, appearing to read 'Nate Reeve', with a long horizontal flourish extending to the right.

Nate Reeve, P.E.
Principle Engineer
Reeve & Associates, Inc.
nreeve@reeve-assoc.com

A handwritten signature in blue ink, appearing to read 'Thomas Hunt', with a long horizontal flourish extending to the right.

Thomas Hunt, E.I.T.
Project Engineer
Reeve & Associates, Inc.
thunt@reeve-assoc.com

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
920 Chambers Street, Suite 14 • Ogden, Utah 84403 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com



Appendix

Maverik Inc., - Farmington, UT

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Farmington UT area taken from data compiled by NOAA Atlas 14, using a 100 year storm.

1. Runoff Coefficient from the existing developed land:

Paved Area	25350	C =	0.9
Landscaped Area	11065	C =	0.2
Roof	2345	C =	0.8

Runoff Coefficient	C =	0.69
Rainfall Intensity	i =	3.1 IN./HR.
Runoff Quantity	Q =	CiA
Acreage	A =	0.89 ACRES

$$Q(\text{out}) = 1.91 \text{ CFS}$$

Storm Runoff Calculations

Maverik Inc., - Farmington, UT

updated: 2/20/2013 TJH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Farmington UT area taken from data compiled by NOAA Atlas 14, using a 100 year storm.

Runoff storm water has been calculated for two different sets of conditions, one as if the existing land were undeveloped land and the other with the land fully improved. The difference between the two quantities will be detained in a holding pond. All water that runs off and over the property at present will be diverted into the holding pond and released at a reduced rate into the existing drainage system.

The calculations are as follows:

1. Runoff from the undeveloped existing land.

Runoff Coefficient	C =	0.2
Rainfall Intensity	i =	3.1 IN./HR.
Runoff Quantity	Q =	CiA
Acreage	A =	1.47 ACRES

$$Q(\text{out}) = 0.90 \text{ CFS}$$

(City of Farmington to allow 0.9cfs Out)

2. Runoff from developed land:

Runoff Coefficients

Paved Area	46480	C = 0.9
Landscaped Area	12874	C = 0.2
Roof	4630	C = 0.8

$$\text{Weighted Runoff Coefficient} \quad C = 0.75$$

Rainfall Intensity	i = varies with time
Runoff Quantity	Q = CiA

3. Detention Basin:

Volume in	Q * t
Volume out	0.90 * t

The capacity of the detention basin is calculated as the maximum difference between the volume flowing in and the volume flowing out.

The outflow from the detention basin is limited to outflow if undeveloped.
Use 0.90 cfs for Q outflow

The required volume of the detention basin is 4,543 cubic feet

USE A 4.4 INCH DIAMETER ORIFICE AT OUTLET

DETENTION BASIN

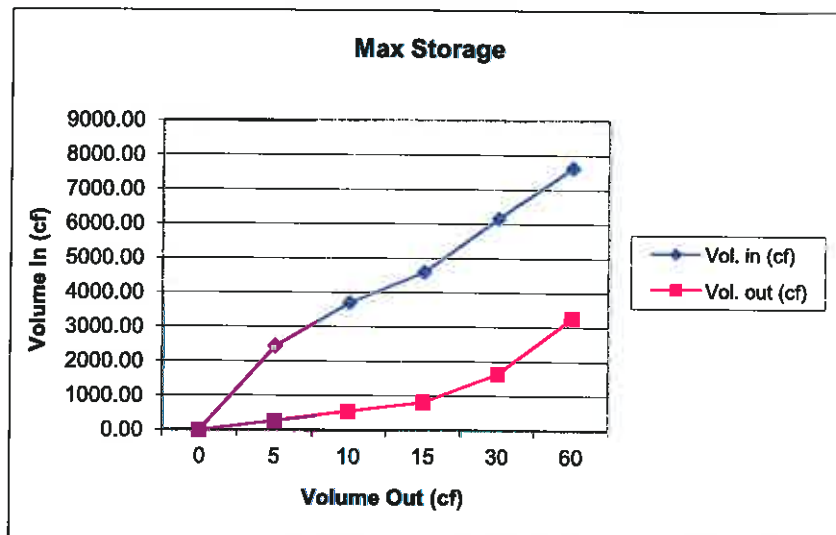
Cumulative Volume For Detention Pond

Maverik Inc., - Farmington UT

C = 0.75
A = 1.47
Q(out) = 0.90

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0.00	0.00	0.00
5	300	7.33	8.10	2428.73	270.00	2158.73
10	600	5.57	6.15	3691.15	540.00	3151.15
15	900	4.61	5.09	4582.45	810.00	3772.45
30	1800	3.10	3.42	6162.95	1620.00	4542.95
60	3600	1.92	2.12	7634.11	3240.00	4394.11
120	7200	1.13	1.25	8985.98	6480.00	2505.98
180	10800	0.77	0.85	9184.79	9720.00	-535.21
360	21600	0.41	0.45	9781.20	19440.00	-9658.80
1440	86400	0.14	0.15	13359.69	77760.00	-64400.31

Farmington, UT Area
NOAA Atlas 14





FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 20, 2013

SUBJECT: FARMINGTON STATION PLAT AMENDMENT (#S-17-13)

RECOMMENDATION

Approve the enclosed Farmington Station Condominium Amended plat as requested by the HOA incorporating 0.008 acres located along the southwest boundary of the project as part of the common area.

BACKGROUND

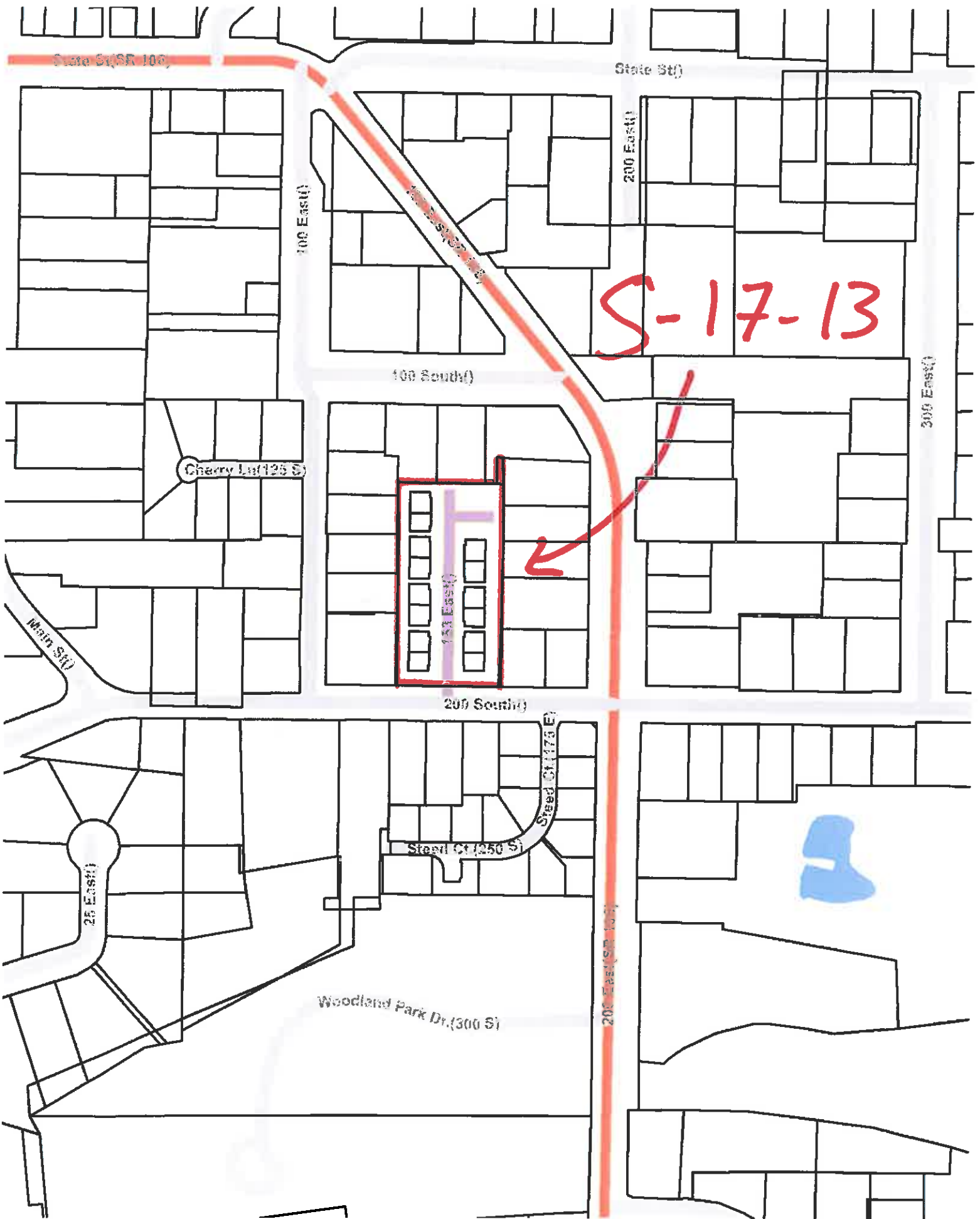
Farmington Station is a small condominium development located at 153 East 200 South. The front portion of the westerly fence for the project was inadvertently placed on neighboring properties. Thereafter the HOA obtained the appropriate deeds from the adjacent owners to obtain this 0.008 acres. Now the HOA desires to include this remnant as part of the common area all under one Tax I.D. number. This may only be done via a plat amendment. It will simplify the way the HOA/property owners pay their property taxes. The HOA petition is consistent with local municipal ordinances and State Law, and all property owners within the area of the plat agree to the request; therefore, a public hearing is not necessary.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager



FARMINGTON STATION CONDOMINIUMS AMENDED

AWARDING A PORTION OF THE WEST LANE OF PARMINGTON STATION CONDOMINIUMS

A PORTION OF LOTS 2,3,4 & 5, BLOCK 4, FLAT B FARMINGTON TOWNSHIP SURVEY

WASHINGTON CITY, DAVIS COUNTY:



GRAPHIC SCALE

153 EAST
200 SOUTH STREET

APPENDIX

- [illegible]

610 South Main, Suite 11
 Bountiful, Utah 34010
 Phone (301)-292-0400
 Fax (301)-292-8216

Burd & Associates
Engineers & Land Surveyors

**CENTRAL DAVIS COUNCIL
SENIOR DISTRICT**

**PARVINGTON AREA PRESSURE
REGULATION DISTRICT**

Introduction

TRAINING: ENROLLMENT

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1950-1951 1952-1953 1954-1955

[illegible]

COUNTY RECORDER



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYORJOHN BILTON
RICK DUTSON
CORY R. RITZ
JIM TALBOT
SID YOUNG
CITY COUNCILDAVE MULLHEIM
CITY MANAGER

Request for Exemption from Curbside Recycling Program

Name MARVIN C. STEADMANAddress 919 FARMINGTON CROSSINGPhone # 503 701 9729

Applications should demonstrate a substantial hardship; either medical, physical or economic.

Applicant should also demonstrate that their respective recycling potential is minimal.

Generally, good cause for granting exemptions could include:

Single person living in household 2Couples over 65 years of age MARV & JILL STEADMANSome medical, physical or economic limitations;
explanationSPINAL STENOSIS, ARTHRITIS,
FULL KNEE REPLACEMENT & REVISIONOther reasons acceptable to the City Council;
explanationVERY SMALL QUANTITY OF
RECYCLING MATERIALS

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

S U B J E C T: Microsurfacing and Restriping of Park Lane

ACTION TO BE CONSIDERED:

Approve the addition of \$167,727.96 to the budget to be taken from the General Fund balance for the microsurfacing, restriping and signal work for Park Lane.

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: September 23, 2013

Subject: **APPROVAL OF BUDGET FOR MICROSURFACING AND RESTRIPING OF PARK LANE**

RECOMMENDATION

Approve the addition of \$167,727.96 to the budget to be taken from the General Fund balance for the microsurfacing, restriping and signal work for Park Lane.

BACKGROUND

The City has done the microsurfacing, restriping and signal work of Park Lane to improve the traffic flow through the area. The cost estimate was around \$189,000.00, but the actual bid came in at \$242,727.96. UDOT agreed to pay \$75,000.00 toward the project and so the City will pay \$167,727.96 of the project. This was not put into the budget and so the City Council needs to approve this additional expenditure in the budget at this time. We recommend that it be taken from the General Fund balance and not from Class C street funds as these funds are limited and there is not enough to pay for this project and pay for the street projects already done from those funds. And in light that the General Fund balance is over the 25% thresh hold, it would be appropriate to use the fund balance for this purpose.

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager



SP-0067(1)0; Legacy Parkway
I-215 at 2100 North in Salt Lake City to I-15 and U.S. 89
near Farmington in Salt Lake and Davis Counties, UT

FARMINGTON CITY (UTL-01)

Supplement No. 3 to UDOT Finance No. 075344

9304

LEGACY PARKWAY UTILITY AND THIRD PARTY WORK AGREEMENT SUPPLEMENTAL NO. 3

(1) AUTHORIZATION TO PROCEED WITH WORK

Work is hereby authorized to proceed as covered by this Supplemental Agreement by and between UTAH DEPARTMENT OF TRANSPORTATION, hereinafter referred to as "UDOT", and FARMINGTON CITY, hereinafter referred to as the "City" dated 10-14-08, with all terms and conditions of original agreement (UDOT Finance No. 01-8471) to remain in full force and effect unless otherwise specified herein.

(2) INCLUSION OF BETTERMENT WORK

Upon execution of this Agreement, the UDOT through its contractor will construct Betterment improvements along Park Lane as requested by Farmington City and identified in plans and specifications attached as Exhibit A..to be included by way of change order into the Legacy Parkway Project.

Betterment

Provide Labor and Materials to install shoulder widening, signing, and striping improvements along Park Lane in Farmington that will facilitate new access to Park Lane from current developing property along the south side of the highway in and around the Commuter Rail Station

(3) CLARIFICATION OF SCOPE BOUNDARIES

Work as described for this Project does not include any design or construction within the boundary of the designated Legacy Nature Preserve. The boundary between the Project and the Legacy Nature Preserve is shown on UDOT's plans which by this reference are made a part hereof.

(4) REDEFINITION OF BETTERMENT WORK

The Contractor will perform specific Work, as identified below. Construction for this Work shall be performed as stipulated under the terms of the original Utility and Third Party Work Agreement (Finance No. 01-8471) between the City and UDOT. Funds for said Work shall be transferred to UDOT from the City. The City will not invoice UDOT for any inspection and management costs associated with this facility.

Description of Work and Location

Provide labor and materials to install shoulder widening for acceleration and deceleration lanes and restriping along Park Lane between US 89 and the I-15 interchanges on Park Lane, signal reconfiguration, and pavement overlay with new signing and striping within the construction limits.



(5) PAYMENT FOR BETTERMENT WORK

The City shall pay all costs associated with the betterment

a. *Plans and Specifications Describing and Governing the Work*

The final plans and specifications as approved by the UDOT Region 1 Permits Office, shall govern the scope of work. In the event plans and specifications are not complete as of the date of this agreement, or if the plans approved by UDOT's Region 1 Permits Office are to be altered hereafter, the most recent drawings, or plans and specifications shall be referenced in order to clarify the intentions of the parties, and may be supplemented by the final plans when they are completed.

b. *Design, Construction and Other Costs Described*

The total cost of the design, construction and any other Work associated with the betterments at these locations is the responsibility of Farmington City.

c. *Payment*

An estimate of the costs for this betterment has been prepared by UDOT's contractor who is constructing segment 3 of the Legacy Parkway project. This estimate has been evaluated and is acceptable to the city as fair compensation for the planned improvements. The City shall pay a Lump-Sum to UDOT in the amount of \$550,000.00 for this betterment. However, this amount is an estimate only and Farmington City shall be responsible for the actual costs of the work. In the event that unforeseen circumstances dictate that additional work is necessary to facilitate construction of the improvements the city shall be responsible for those costs as well. Any additional and unforeseen work that may be required as a direct result of the betterment will be executed by way of a change order with direct involvement from the city. UDOT's Region 1 Office has agreed to pay 50% of the cost up to a maximum of \$75,000 for an approved microsurfacing treatment. UDOT will not participate in the event that a slurry seal is utilized.

An initial deposit equal to half the value of the estimate shall be deposited with UDOT upon execution of this agreement and prior to the commencement of work which is anticipated to begin on or before October 1, 2008. Payment for any outstanding balance shall be submitted within thirty (30) days after substantial completion of the work.

TOTAL ESTIMATED COST OF THIS SUPPLEMENTAL AGREEMENT IS \$550,000.00

HOW TO SUBMIT PAYMENT

The City shall submit payment to UDOT for the work described above to:

Access Utah County
Legacy Parkway Project
Utilities/Third Party Administrator
3098 W. Executive Parkway, Suite 125
Lehi, Utah 84043



FARMINGTON CITY
(UTL-01)

*SP-0067(1)0; Legacy Parkway
I-215 at 2100 North in Salt Lake City to I-15 and U.S. 89
near Farmington in Salt Lake and Davis Counties, UT

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

FARMINGTON CITY

ATTEST:

By: Margaret L. Lomas
Title: City Recorder
Date: 9/16/08

APPROVED:

By: Scott C. Smith
Title: Mayor
Date: 9/16/08



UTAH DEPARTMENT OF TRANSPORTATION

RECOMMENDED FOR APPROVAL:

1. By: Kirk S. Cuyler
Title: Utilities Coordinator
Date: 10-13-08
2. By: _____
Title: Technical Support Administrator
Date: _____

APPROVED:

By: John R. Lave
Title: Project Director
Date: 10-19-08

APPROVED AS TO FORM:

The UDOT Legal Counsel has previously approved all paragraphs in the Agreement as to form.

APPROVED: UDOT COMPTROLLER OFFICE

By: Chris Young
Title: Contract Administrator
Date: 10/16/08



ENGINEER'S OPINION OF PROBABLE COST

PROJECT NAME:

Station Park and Park Lane Restripe

DATE:

6-Sep-13

PROJECT DESCRIPTION:

Signal reconfiguration and restriping

CLIENT:

Farmington City

CLIENT PROJ. NO.:**CRS PROJ. NO.:**

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
ROADWAY					
	Mobilization	1	Lump	\$14,750.00	\$14,750.00
	Public Information Services	1	Lump	\$5,000.00	\$5,000.00
	Traffic Control	1	Lump	\$10,000.00	\$10,000.00
	Survey	1	Lump	\$8,500.00	\$8,500.00
	Remove Pavement Markings	7000	FT	\$0.50	\$3,500.00
	Remove Pavement Message Paint	30	EA	\$30.00	\$900.00
	Microsurface	38000	SQ YD	\$2.72	\$103,360.00
	Pavement Marking Paint	785	GAL	\$25.84	\$20,284.40
	Pavement Message Paint	795	EA	\$19.36	\$15,391.20
	Pavement Marking Paint	1160	FT	\$1.00	\$1,160.00
	Traffic Signal System Station Park	1	LUMP	\$7,000.00	\$7,000.00
				TOTAL	\$189,845.60

CRS ENGINEERS, INC.

160 South Main Suite 200/PO Box 280 Farmington, Utah 84025

CHANGE ORDER

CHANGE ORDER NO. 1

DATE: September 11, 2013

TO: Kilgore Companies

PROJECT: FY 2014 Road Maintenance Project

OWNER: Farmington City Corporation

You are hereby instructed, subject to the provisions of the AGREEMENT between OWNER and CONTRACTOR for the construction of the above project dated Aug. 5, 2013 and the other CONTRACT DOCUMENTS, to make the changes therein listed below. The CONTRACT AMOUNT shall be changed by the NET CHANGE IN CONTRACT AMOUNT and the CONTRACT TIME shall be extended 0 days. This CHANGE ORDER shall not be binding upon the parties until signed by them and approved by the ENGINEER. All work listed in the Change Order must be completed on **September 20, 2013**.

ITEM		ADD	DEDUCT
Mobilization (1 LS)		\$ 5,200.00	
Public Information Services (1 LS)		\$ 3,800.00	
Traffic Control (1 LS)		\$ 12,500.00	
Survey (1 LS)		\$ 8,000.00	
Remove Pavement Markings (7,000 FT)		\$ 5,740.00	
Remove Pavement Message Paint (30 EA)		\$ 2,910.00	
Microsurface (38,000 SY)		\$ 148,200.00	
Pavement Marking Paint (785 gal)		\$ 23,550.00	
Pavement Message Paint (795 EA)		\$ 22,260.00	
Pavement Marking Paint (1160 FT)		\$ 4,814.00	
Traffic Signal System Station Park (1 LS) "Done by CVE"		-	-
NET CHANGE IN CONTRACT AMOUNT FOR CHANGE ORDER NO. 1		\$ 236,974.00	
CONTRACT AMOUNT		NET AMOUNT OF PREVIOUS CHANGE ORDERS	\$ 0
PER AGREEMENT	\$ 306,462.79	NET AMOUNT OF CHANGE ORDERS THROUGH NO. 1	
REVISED AMOUNT THROUGH CHANGE ORDER NO. 1			

OWNER Farmington City Corporation

CONTRACTOR Kilgore Companies

BY _____

BY [Signature]

TITLE _____

TITLE U.P.

Notice of Award

Date: September 11, 2013

Contract: Park Lane Restriping

Owner: Farmington City Corporation

Owner's Contract No.:

Bidder/ Contractor: Cache Valley Electric

Engineer's Project No.: 13002C.11

Bidder's Address: 2345 South John Henry Drive

Salt Lake City, UT 84119

You are notified that your Bid dated September 3, 2013 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for Signal Head Relocation, a fixed fee bid.

The Contract Price of your Contract is:

FIVE THOUSAND SEVEN HUNDRED FIFTY THREE and NINETY SIX/100 Dollars
(\$5,753.96).

Provide certificates of insurance naming Farmington City as an additional insured along with this fully executed document.

Contractor: Cache Valley Electric

Authorized Signature:

Printed Name:

Title:

Date:

Owner/ Owner's Agent: Farmington City Corporation

Authorized Signature:

Printed Name:

Title:

Date:

cc: All parties

... ..

Date Assigned: 5/20/11:

CONFIDENTIAL

Det. Wm. S. Carter.

Date Completed:

(b) (5) DPP, (b) (5) ACP

1992



Itemized Price List									
QTY	DESCRIPTION	Spec	Unit	Unit Price	Est Qty	Est Total	Final Qty	Final Total	\$
1	24" Mega LED Installation - Luma County	07235	Lump	\$ 511.00	1.00	\$ 511.00			
1	24" Mega LED Installation - Luma County		Hour	\$ 50.00	1.00	\$ 50.00			
1	24" Mega LED Installation - Luma County	07237	Foot	\$ 1.00	45.00	\$ 711.00			
1	24" Mega LED Installation - Luma County	07892	Each	\$ 11.32	3.00	\$ 243.36			
1	24" Mega LED Installation - Luma County	07893	Each	\$ 233.00	0.00	\$ 1,330.00			

Figure 1

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

S U B J E C T: Extension of Farmington Ranches Trail

ACTION TO BE CONSIDERED:

Approve the addition of around \$30,000 to the budget to be taken from the General Fund balance for the extension of Farmington Ranches trail.

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: September 23, 2013

Subject: **APPROVAL OF BUDGET FOR EXTENDING FARMINGTON RANCHES TRAIL**

RECOMMENDATION

Approve the addition of around \$30,000.00 to the budget to be taken from the General Fund balance for the extension of Farmington Ranches trail.

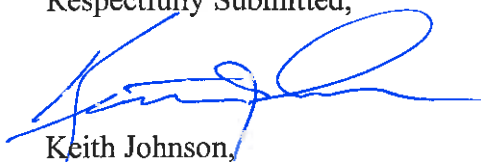
BACKGROUND

The developer has finished the detention basin from the Meadow View subdivision and the City would like to now go in and make the detention basin easier to maintain and put in the trail that goes in along the edge of the detention basin while construction is going on in the subdivision and before homes are built along the northern side of the trail.

This was not part of the budget and is not part of the park impact fee list, so impact fees would not be available to be used for this project. It will cost about \$12,000 to grub and prepare the trail and around \$18,000 to pave it. It is recommended that the \$30,000 come from the General Fund balance to improve the trail and to pave it.


The trail will connect to the trail that comes from Farmington Ranches park area. Enclosed is a map of approximately where the trail would go.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

Review and Concur,



Dave Millheim,
City Manager



Farmington Ranches Trail



CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

S U B J E C T: Procedure Changes for Code Enforcement for Cleaning of Real Property

ACTION TO BE CONSIDERED:

None. Discussion Item Only.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

JOHN BILTON
CORY R. RITZ
CINDY ROYBAL
JIM TALBOT
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: September 20, 2013

SUBJECT: **CLEANING OF REAL PROPERTY**

RECOMMENDATION

This is a discussion item only, no action is necessary.

BACKGROUND

Section 7-9-120 of the City Code allows "the Community Development Director [to], at the expense of the City, employ necessary assistance and cause such weeds, garbage, refuse, graffiti, junk vehicles, or condition to be cut, removed and/or destroyed, and to authorize others to enter onto such property to cut, remove and/or destroy such weed, garbage, refuse, graffiti, junk vehicles, or condition". Nevertheless, proper notice must first be personally served on the property owner, or by mailing the notice, postage pre-paid. The City Attorney cautions that any such action whereby the City enters onto one's private property must be done with extreme care. (Please see attached Chapter 9 of Title 7 of the City Code).

Regardless of the method of notice (see above), proof of service must be obtained. Meanwhile, some violators refuse to respond to certified mail and resist making themselves personally available for service. It has come to the attention of City staff that South Salt City has a process in place where if the owner refuses to respond, the city may enter on the premises to clean the property. However, as per the South Lake City code, "this may be done only Under authority of an administrative order enforcing a "notice of violation and summons" or a citation for which appearance was mandatory and a hearing was held, the director is authorized to enter upon private property to abate a violation" (see attached paragraph).

Staff is presently working with the City Attorney to review the applicability of the South Salt Code, and if possible draft an ordinance relevant to Farmington for your consideration.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

South Salt Lake City Code


South Salt Lake Nuisance Abatement

8.14.340 Inspections.

It is the duty of the responsible person to request an inspection when a violation has been corrected. If no inspection is requested, it shall be deemed prima facie evidence that the violation remains uncorrected. If city conducted abatement occurs, no such inspection shall be necessary for work conducted by the city or its agent. If more than one inspection is necessary, an inspection fee set by the consolidated fee schedule shall be assessed for each subsequent inspection.

(Ord. 2006-05 (part); Ord. 2005-13 (part))

8.14.350 Authority to abate.

Under authority of an administrative order enforcing a "notice of violation and summons" or a citation for which appearance was mandatory and a hearing was held, the director is authorized to enter upon private property to abate a violation of the city of South Salt Lake Municipal Code. The director shall assess all costs for abatement to the responsible person and may use any remedy available under the law to collect such costs. If additional abatement is necessary within two years, treble fines, penalties and costs shall be assessed against the responsible person for the actual abatement. 

(Ord. 2006-05 (part); Ord. 2005-13 (part))

(Ord. No. 2009-15, 12-2-2009)

8.14.360 Procedures for abatement.

A.

Violations may be abated by city personnel or by a private contractor acting under the direction of the city.

B.

Pursuant to an administrative order, city personnel or a private contractor may enter upon private property in a reasonable manner to abate a violation as specified in the notice of violation and summons and administrative order.

C.

If a responsible person abates the violation before the city abates the violation pursuant to a notice of violation and summons or administrative order, the director shall nevertheless assess all costs actually incurred by the city against the responsible person.

CHAPTER 9

CLEANING OF REAL PROPERTY

7-9-010.	Purpose
7-9-012.	Authority
7-9-014.	Administration
7-9-016.	Inspectors
7-9-020.	Definitions
7-9-030.	Weed Control
7-9-040.	Refuse Control
7-9-050.	Graffiti Control
7-9-060.	Junk Vehicle Control
7-9-062.	Construction Materials Control
7-9-070.	Inspections
7-9-080.	Notice of Violation
7-9-090.	Proof of Service
7-9-100.	One Notice Per Year
7-9-110.	Appeal
7-9-120.	Failure to Comply
7-9-130.	Itemized Statement of Costs
7-9-140.	Determination of Collection Procedures
7-9-150.	Collection Through Courts
7-9-160.	Collection Through Tax Notice
7-9-170.	Violations

7-9-010. Purpose

The purpose of this Chapter is to establish regulations and procedures for the cleaning of real property, including, but not limited to, the control of injurious and noxious weeds, garbage, refuse, graffiti and any unsightly or deleterious objects or structures on property located within the City. The intent of this Chapter is to provide for the public health and safety, including, but not limited to, the following:

- (a) prevent fire hazards;
- (b) prevent the spread of vegetation not conducive to the public health, safety or welfare;
- (c) prevent the presence of public nuisances, eyesores, and other objects, structures, or refuse not conducive to the public health, safety, and welfare;
- (d) prevent the presence and breeding of rodents, insects, and vermin;
- (e) prevent the continued existence of unsightly or deleterious objects and structures upon property resulting from lack of maintenance, repair, or cleaning;

- (f) prevent the occurrence and growth of gang-related activities within the City; and
- (g) prevent the unsightly effect of graffiti and discourage its continued application within the City.

7-9-012. Authority

The provisions of this Chapter are provided pursuant to the general police power of the City and specific statutory authorization as set forth in *Utah Code Ann.* §§ 10-11-1, *et seq.*, as amended, regarding the inspection and cleaning of real property.

7-9-014. Administration

Except as otherwise provided herein regarding fire safety matters, the provisions of this Chapter shall be administered, interpreted and enforced by the Community Development Director. Fire safety matters and provisions shall be administered, interpreted and enforced by the Fire Official.

7-9-016. Inspectors

The Community Development Director, the Weed Abatement/Code Enforcement Official, and their authorized designees, are hereby appointed as the City inspectors for purposes of carrying out the provisions of this Chapter ("Inspectors"). It shall be the duty of such Inspectors to examine and investigate potential violations of this Chapter and to pursue the enforcement of any such violations in accordance with the procedures set forth herein. It shall further be the duty of the Inspectors to ascertain the names of the owners and descriptions of the premises where such weeds, refuse, garbage, graffiti, or violations exist. Inspectors are hereby authorized to make examinations and investigations of all real property within the City to determine whether the owners of such property are complying with the provisions of this Chapter.

7-9-020. Definitions

For the purpose of this Chapter, the following terms shall have the meanings set forth below:

(a) "Graffiti" means any form of unauthorized painting, writing, spraying, scratching, affixing, marking, or inscribing on the property of another, whether public or private, regardless of the content or nature of the material used in the commission of the act.

(b) "Junk Vehicle" means any licensed or unlicensed motor vehicle of any kind or part thereof which is in a wrecked, junked, partially dismantled, inoperative, or abandoned condition.

(c) "Owner" means any person who, alone or joint or severally with others:

- (1) has the legal title to any real property, premises, dwelling or dwelling unit, with or without actual possession thereof; or
- (2) has charge, care, or control of any real property, premises, dwelling or dwelling unit, as a tenant, lessee, legal or equitable owner, or as personal representative, trustee, guardian, agent or conservator of the person holding legal title.

(d) "Person" means any individual, public or private corporation, partnership, limited liability company, joint venture, association, firm trustee, executor of an estate, or other legal entity recognized by law.

(e) "Property" means any private real property within Farmington City, and the frontage area of any such property abutting or fronting upon any street, highway, or alley within the City from the property line out to the edge of the road asphalt.

(f) "Refuse" means any garbage, trash, rubbish, weed or grass clippings, dead animals, sludge, liquid or semi-liquid waste, and other discarded materials or materials stored or accumulated in an unsightly manner for the purpose of eventually discarding or salvaging them, including vehicles, or materials that have served their intended purpose.

(g) "Weeds" means vegetation which is uncultivated, useless, unsightly, or which has become a fire hazard or is otherwise determined by the City to be noxious, dangerous, or a nuisance. The term "weeds" shall also include, but is not limited to, poison ivy (*rhhus toxicodenron*), poison oak (*rhhus diversiloba*), poison sumac (*rhhus vernix*), and those plants named in or listed pursuant to the Utah Noxious Weed Act, as set forth in *Utah Code Ann.* §§ 4-17-1, *et seq.*, as amended.

7-9-030. Weed Control

(a) No owner shall permit weeds on his or her property to exceed a height of twelve inches (12") at any time.

(b) No owner of property shall permit poison ivy (*rhhus toxicodenron*), poison oak (*rhhus diversiloba*), poison sumac (*rhhus vernix*), or any plants designated in the Utah Noxious Weed Act, as set forth in *Utah Code Ann.* §§ 4-17-1, *et seq.*, as amended, to grow at any height on his or her property at any time.

(c) Weeds and noxious plants must be eradicated by chemicals, cutting, or other acceptable methods, and all cuttings or dead remnants shall be promptly cleared and removed from the property. Weeds which are eradicated by chemicals must be done so before their height exceeds twelve inches (12"), or they must be cut at a level not to exceed twelve inches (12") in accordance with Subsection (a).

(d) When an Inspector determines that the size, location, accessibility, or other circumstances regarding certain property makes compliance within this Section impractical, the Inspector may, in his or her sole discretion, issue an order permitting the Owner to create fire breaks as required and approved by the Fire Department, or otherwise exempt the property from the requirements set forth herein as deemed permissible and non-hazardous to the public health and safety. Any such exception or exemption permitted hereunder shall be in writing and issued to the Owner of the property.

(e) When an Inspector determines that the weeds in a particular area pose a serious fire hazard in view of their density, dryness, proximity to possible sources of ignition, and the effects of prevailing winds and weather, the Inspector may order the Owner of the property on which said weeds are located to remove or clear the weeds within twenty-four (24) hours. If the weeds are not removed within the twenty-four (24) hour period, the City may seek appropriate relief as set forth herein or otherwise available by law.

7-9-040. Refuse Control

(a) No owner shall permit refuse, garbage, or other unsightly or deleterious objects or structures, to remain upon his or her property for longer than three (3) days, unless located in authorized garbage collection containers scheduled for pickup.

(b) When an inspector determines that a particular deposit of refuse, garbage, or other unsightly or deleterious objects or structures, poses a significant health hazard by reason of its potential for the spread of disease, the breeding of worms, insects, or rodents, or the contamination of a stream or other body of water, then said Inspector may order the owner of the property on which said refuse, garbage, or other unsightly or deleterious objects or structures, is deposited, or the person who deposited it there, or both, to remove the refuse, garbage, or other unsightly or deleterious objects or structures, within twenty-four (24) hours. If the refuse, garbage, or other unsightly or deleterious objects or structures, is not removed within the twenty-four (24) hour period, the City may seek appropriate relief as set forth herein or otherwise available by law.

7-9-050. Graffiti Control

(a) Any person spotting graffiti within the City may report the sighting to the City Police Department for enforcement, tracking purposes, and possible criminal prosecution and/or intelligence functions.

(b) In order to prevent the unsightly and dangerous effects of vandalism and graffiti, it shall be the duty of every owner of property within Farmington City to keep his or her property free from graffiti and evidence of vandalism. No owner of property in the City shall permit such graffiti or evidence of vandalism to remain on his or her property.

(c) Owner may remove graffiti from his or her property himself or herself, or may contract with a person in the business of graffiti removal. In addition, the City has entered into an Interlocal Cooperation Agreement for the use of a Graffiti Removal Machine which may be used by the City to remove graffiti from public or private property. Subject to the terms of the Interlocal Agreement and the availability of the Graffiti Removal Machine, the City is willing to attempt to assist private property owners in removing graffiti from their property. Such service shall be provided by the City at an hourly rate as set forth in the City Fee Schedule or as otherwise set forth by Resolution of the City Council and only upon receipt of a signed waiver and release form from the property owner.

7-9-060 Junk Vehicle Control

(a) It shall be unlawful to park, store, or leave or permit the parking, storing or leaving of any "junk vehicle" as defined herein, whether attended or not, upon any private property within the City limits of Farmington City for a period of time in excess of seventy-two (72) hours, except that two (2) or less such vehicles may be stored if within a building or placed behind an opaque screening fence. Vehicles located within a junk yard or automobile wrecking yard lawfully established pursuant to the provisions of the zoning ordinances of Farmington City are exempt from the limitations set forth in this Section.

(b) The accumulation and storage of more than two (2) "junk vehicles", as defined herein, on private property, except as set forth above, shall constitute a nuisance, detrimental to the health, safety, and welfare of the inhabitants of the City of Farmington. It shall be the duty of the owner of such "junk vehicles" or the lessee or other person in possession of private property upon which such "junk vehicles" are located, to remove the same from such property.

7-9-062 Construction Materials Control

It shall be the responsibility of each owner of real property and any contractor or builder constructing improvements on real property located within the City to secure all construction materials present on-site during construction periods to ensure that such materials do not blow away, fall upon or litter adjacent properties in the area. The owner and/or contractor and builder shall be liable for any damages incurred by reason of unsecured construction materials. The storage and/or use of construction materials shall also be subject to the storm water regulations set forth in Title 16.

7-9-070. Inspections

An Inspector may from time to time enter and inspect real property for violations of this Chapter, provided that no entry upon real property shall be made for purposes of inspection unless the Inspector first obtains any warrant required by law.

7-9-080. Notice of Violation

When an Inspector determines there has been a violation of this Chapter, the Inspector shall serve notice in writing upon the owner or occupant of the property, either personally or by mailing notice, postage prepaid, addressed to the owner or occupant at the last known post-office address as disclosed by the records of the Davis County Assessor, requiring such owner or occupant to eradicate, destroy, or remove the weeds, refuse, objects, graffiti, or junk vehicles causing the violation within such time as the Inspector may designate, which shall not be less than ten (10) days from the date of service of such notice ("Notice of Violation"). The Notice of Violation shall be signed by the Inspector issuing it and shall include the following information:

- (a) the condition which must be eradicated, destroyed and/or removed;
- (b) a reasonable time to comply (not less than ten (10) days from date of services);
- (c) the consequences for failure to remedy the condition within the required time frame; and
- (d) the person or office from which the owner or occupant may obtain further information, including contact information.

7-9-090. Proof of Service

The Inspector shall provide, under oath, proof of service of any Notice of Violation issued in accordance with Section 7-9-080 and file the same in the Office of the Davis County Treasurer if collection of costs are to be pursued through tax notice as more particularly provided herein.

7-9-100. One Notice Per Year

One Notice of Violation issued in accordance with Section 7-9-080 shall be deemed sufficient on any lot or parcel of property for the entire season of weed growth during any calendar year, or for the entire calendar year for other violations, such as garbage, refuse, graffiti or junk vehicles.

7-9-110. Appeal

Any person aggrieved by the issuance of a Notice of Violation may request an appeal hearing by filing a written appeal with the Community Development Director within ten (10) days from the date of the Notice of Violation. The Community Development Director shall hold an appeal hearing on the matter within a reasonable time from receipt of the appeal. The Community Development Director may sustain, modify or reverse the Notice of Violation and shall issue a written decision regarding the matter.

7-9-120. Failure to Comply

If any owner or occupant of land to whom a Notice of Violation has been served fails or neglects to eradicate, destroy and/or remove the weeds or condition causing the violation within the time specified in the Notice of Violation, the Community Development Director may, at the expense of the City, employ necessary assistance and cause such weeds, garbage, refuse, graffiti, junk vehicles, or condition to be cut, removed and/or destroyed, and to authorize others to enter onto such property to cut, remove and/or destroy such weeds, garbage, refuse, graffiti, junk vehicles, or condition.

7-9-130. Itemized Statement of Costs

If the Community Development Director elects to cause such weeds, garbage, refuse, graffiti, junk vehicles, or condition to be cut, removed and/or destroyed, the Community Development Director shall prepare an itemized statement of all expenses, including administrative expenses, incurred in the cutting, removal and/or destruction of the weeds, garbage, refuse, graffiti, junk vehicles, or condition, and mail a copy of the statement to the owner demanding payment to the City Treasurer within thirty (30) days of the date of mailing ("Statement of Costs"). Such Statement of Costs and demand for payment shall be considered delivered when mailed by certified mail addressed to the property owner's last known address.

7-9-140. Determination of Collection Procedures

If the owner fails to make full payment of the amount set forth in the Statement of Costs to the City Treasurer within the required thirty (30) days, the City may, as more particularly provided herein: (1) cause suit to be brought in an appropriate court of law; or (2) refer the matter to the Davis County Treasurer for inclusion in the tax notice for the subject property.

7-9-150. Collection Through Courts

If the City pursues collection of the costs through the courts, the City may: (1) sue for and receive judgment upon all of the costs of removal and destruction, including administrative costs, together with reasonable attorneys' fees, interest and court costs; and (2) execute on the judgment in the manner provided by law.

7-9-160. Collection Through Tax Notice

If the City elects to refer the matter to the Davis County Treasurer for inclusion in the tax notice of the property owner, the City shall: (1) make, in triplicate, an itemized statement of all expenses, including administrative expenses, incurred in the removal and destruction of the weeds, garbage, refuse, graffiti, junk vehicles, or condition; and (2) deliver the three copies of the statement to the Davis County Treasurer within ten (10) days after the expiration of the thirty (30) day period provided in the Statement of Costs under Section 7-9-130. The Davis County Treasurer shall send notice to the owner of the statement of costs, including right to hearing for

objections, and collect such costs as a tax lien upon the property in accordance with the provisions and procedures set forth in *Utah Code Ann.* § 10-11-4, as amended.

7-9-170. Violations

It shall be unlawful for any person owning or occupying real property within the City to violate any of the provisions and restrictions of this Chapter regarding weeds, garbage, refuse, graffiti, junk vehicles, or deleterious object or structures, or to fail to comply with any lawful order or notice of the Community Development Director, Fire Official or Inspector regarding the abatement of any such violation. In addition to the abatement and collection of cost procedures set forth herein, any violation of this Chapter shall be deemed a Class B Misdemeanor, punishable by fine, imprisonment or both, as permitted by applicable laws of the State of Utah, or enforced through the civil enforcement procedures set forth in Title 1, Chapter 15 of the Farmington Municipal Code. The City may pursue all other remedies available by law or in equity. Except as otherwise prohibited by law, all remedies shall be cumulative.

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

SUBJECT: City Manager Report

1. August Activity Reports for Police and Fire

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

August 2013
Activity Reports
for
Police & Fire

[illegible][illegible][illegible]

Investigations	Still Working	# Reports
26	17	34
24	33	38



Farmington City Fire Department

Monthly Activity Report



August 2013



Emergency Services

Fire / Rescue Related Calls: 38

All Fires, Rescues, Haz-Mats, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Support, etc...

Ambulance Related Calls: 74 / Transported 45 (61%)

Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, etc...

Calls Missed / Unable to adequately staff: 4

Urgent EMS Related Response Times (AVG): 4.3 Minutes GOAL 4 minutes or less (+.3min.)

Urgent Fire Related Response Times (AVG): 5.2 Minutes GOAL 4 minutes or less (+ 1.2min.)

Department Man-Hours (based on the following 28-day pay period August 9th and August 23rd)

Part-Time Shift Staffing:	1577	Budgeted 1344	Variance + 233
Part-Time Secretary:	80	Budgeted 80	Variance - 0
Part-Time Fire Marshal:	54	Budgeted 80	Variance - 26
Full-Time Captains:	N/A	48/96 Hour Schedule	Variances / Overtime + 34
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	154		
Emergency Callbacks:	404	FIRE 224 Hrs / EMS 180 Hrs	
Special Event Hours:	23		(YTD:) 224
Total PT Staffing Hours:	2292		(YTD:) 13,283.5

Monthly Revenues & Grant Activity YTD

	Prev. Month	Calendar Year	FY 2014
Ambulance:			
Ambulance Services Billed (previous month):	\$ 50,701.38	\$307,413.49 YTD	\$107,444.86
Ambulance Billing Collected (previous month):	\$ 14,578.35	\$145,728.80 YTD	\$25,639.41
Variances:	-\$36,123.03	-\$161,684.69 YTD	-\$81,805.45

Grants / Assistance / Donations:

Grants Applied For:	State Fire Prevention Supplies	\$ 3,000	\$84,570 YTD
Grants Received:	None	\$ 0	\$180,010 YTD



Farmington City Police Department 2013 - Activity and Case load summary

	January	February	March	April	May	June	July	August	September	October	November	December
Total Case#	115	118	132	170	170	240	225	217				

Total Reports												
Officer	41	43	56	79	67	80	86	77				
Crime	51	60	65	69	81	132	112	119				
Accident	24	15	11	20	22	23	21	18				
Supp	34	13	27	38	33	33	33	55				

Citations												
Total Cites	111	92	103	98	120	123	91	106				
Traffic Cites	25	49	73	70	78	83	48	63				
(Speeding)						45	20	36				
Parking Cites	45	15	1	0	2	1	1	0				
Other	41	28	29	28	40	39	42	43				

Activities												
Total	2039	1855	2336	2380	2408	2384	2110	2329				

Investigations												
Still Working	26	34	35	34	32	41	60	60				
# Reports	24	17	33	38	35	43	39	50				



Farmington City Police Department 2013 - Summary Cont.

Average Total		
Cases	173.38	1387

Reports	Officer	66.13
	Crime	86.13
	Accident	19.25
	Supp	33.25

Citations	Total	105.50	844
	Traffic	61.13	
	Speed	33.67	
	Parking	8.13	
	Other	36.25	

Activities	2230.13	17841
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Investigations	Working	40.25	
	# Reports	34.88	279

Scheduled Department Training (To Include Wednesday Evening Drills) & Man Hours

Drill #1– Officers Monthly Meeting & Training:	21	
Drill #2– MCI / County Fair Preparatory Detail	43	Avg. Wednesday Night Drill Attendance
Drill #3– EMS – Zofran & Medications – MD Control	43	by FFD Personnel This Month: 22
Drill #4– Cancelled – Hillside Fire Event	0	
Other:		
Training New Hires / Sign-off's	47	
Total Training / Actual Attended Man-Hours:	154	5,566 YTD

<u>Fire Prevention & Inspection Activities</u>	QTY
Business Inspections:	8
Fire Plan Reviews & Related:	6
Station Tours & Public Ed Sessions:	14

<u>Health, Wellness & Safety Activities</u>	QTY	
Reportable Injuries:	1	2 YTD
Physical Fitness / Gym Membership Participation %	39%	
Chaplaincy Events:	3	

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals:	0	4 YTD
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Active FFD Committees: Emergency Medical Services (EMS), Apparatus & Equipment, Fire Apparatus & Equipment, Rescue – Heavy Rescue, Water, Rope & Related Equipment, Wildland Apparatus & Equipment, Health, Wellness & Safety, Charity / Fund Raiser, Fire Prevention & Pub-Ed, Haz-Mat, Building and Facilities.

Additional Narrative:

August proved to be a VERY busy month for emergency calls, fire prevention projects and completion of new-hire training. Call volumes followed typical seasonal trends; however, observed a couple of extended operational calls; such as the Farmington "Spine Fire", Canyon Rescues and one state of emergency deployment to Summit County. Delivery of emergency services (response times) continue to show improvement compared to last year's statistics with EMS calls coming in at 4.3 minute avg. and FIRE calls 5.2 minute avg. response times. Four calls resulted in no-staffing of apparatus (on-duty crew attending to other calls and back-to-back calls). FFD staffed all shift hours (only 52 Hrs. short YTD) and exceeded budgeted hours due staffing one additional fulltime position (Captain Love on STD), County Fair events and large fire events that occurred during the month of August – See listed items for shift hours and overtime hours.

Note: FFD is in the process of reclaiming some of the expenses accrued during the fires from the State & Feds. With this stated, it must not go unnoticed FFD managed its hours very well considering the variables challenged with. Ambulance transport percentages came in at 61% again with many calls being heat and Trauma related. Collections of revenues continue with little predictability due to collection & mandated billing variables. August training focused on Leadership Development, County Response Protocols and Medical Training with Dr. Fredrickson – New drugs and patient care practices. There is no question our personnel performed very well during this month's events and achieved great results due to aggressive training practices and executing our mission. We are very fortunate the winds remained calm during the "Spine Fire" as things may have been far more challenging. FFD mitigated several other interface fires with improved response times due to new level of staffing. The department's four (4) new part-time members completed all training requirements and are now part of our operational team. This brings our staffing roster to 100% capacity. FFD is also in the process of expanding its inter-agency training with the Davis County Search & Rescue to better prepare all rescuers of hazard potentials within Canyon lands and man-made structures, such as Lagoon and Station Park. On a final note, FFD took great pride in supporting the American Legion with the 1st Annual Flag Retirement Ceremony held at the county fair! We proudly salute all those who serve this great nation and hope to continue this legacy!

Please feel free to contact myself at your convenience with questions, comments or concerns:

Cell (801) 643-4142 or email gsmith@farmington.utah.gov

Respectfully,

Guido Smith
Fire Chief

CITY COUNCIL AGENDA

For Council Meeting:
October 1, 2013

S U B J E C T: Mayor Harbertson & City Council Reports

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.